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11 Kestrel Avenue  
Downham Market, PE38 9RG

£305,000

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# Kestrel Avenue

## Downham Market, PE38 9RG

Offered to the market with No Onward Chain this detached bungalow is in a popular location within Downham Market close to shops and local facilities. The property has a living room opening into the dining room which has doors into the rear conservatory. There is a fitted kitchen which overlooks the rear garden. There are three bedrooms, the master having an en-suite W.C. plus a separate bathroom. Outside to the rear is an enclosed garden with a patio and generous wooden storage shed. To the front of the property is a driveway leading to the garage which has electric doors. The property has full double glazing and gas central heating.



### Part Glazed Door To Inner Porch

Inner Porch  
3' 4" x 2' 8" (1.02m x 0.81m) Door to hallway.

Hallway  
Radiator. Loft hatch.

Living Room  
20' 7" x 10' 9" (6.27m x 3.28m) UPVC double glazed window to front and side. Two radiators. Opening to dining room.

Dining Room  
8' 11" x 11' 10" (2.72m x 3.61m) Sliding glazed door to conservatory. Radiator. Door to kitchen.

Conservatory  
12' 7" x 11' 1" (3.84m x 3.38m) UPVC double glazed construction. Door to kitchen. Double doors to garden. Side door to garden.

Kitchen  
11' 8" x 11' 11" (3.56m x 3.63m) UPVC double glazed window to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for cooker and washing machine. Boiler airing cupboard.

Bedroom 1  
13' 9" x 10' 4" (4.19m x 3.15m) UPVC double glazed window to rear. Radiator. Door to cloakroom.

En-suite Cloakroom  
2' 10" x 7' 5" (0.86m x 2.26m) UPVC double glazed window to rear. Radiator. W.C. Wash hand basin.

Bedroom 2  
10' 5" x 12' 3" (3.17m x 3.73m) UPVC double glazed window to front. Radiator.

Bedroom 3  
7' 8" x 9' 2" (2.34m x 2.79m) UPVC double glazed window to front. Radiator.

Bathroom  
4' 9" x 7' 4" (1.45m x 2.24m) UPVC double glazed window to rear. Panelled bath with shower mixer tap. Wash hand basin. W.C. Radiator.

Garage  
9' 4" x 18' 9" (2.84m x 5.71m) Electric Up & Over door. Power and light. Window Pedestrian door.

Rear Garden  
Lawn. Patio. Storage shed.

Front Garden  
Driveway giving access to the garage. Area laid to lawn. Mature planting.

Disclaimer  
Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.