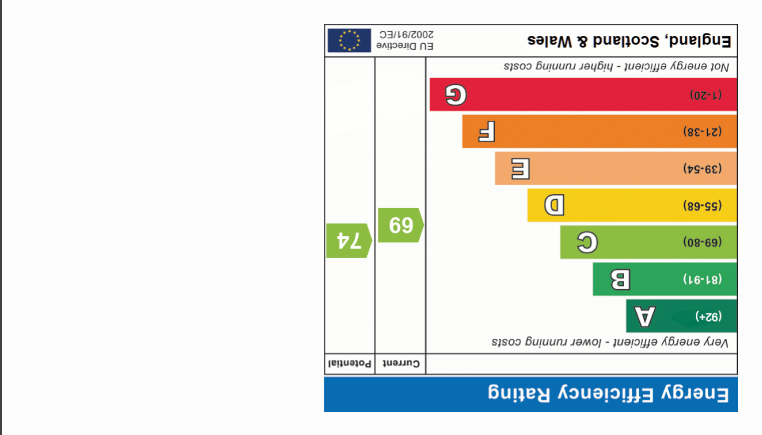


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87 Bexwell Road

Downham Market, PE38 9LJ

£495,000

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# Bexwell Road

## Downham Market, PE38 9LJ

Versatile Detached Family Home in a Sought-After Location – 87 Bexwell Road, Downham Market is positioned along the ever-popular Bexwell Road, this detached four-bedroom home offers an exceptional blend of character, space, and flexibility – perfect for families or those seeking multi-generational living. The property features three upstairs bedrooms plus a superb ground-floor bedroom with en-suite and dressing room, offering ideal guest accommodation or annexe potential. Living space is generous and welcoming, including a spacious kitchen/dining room, a living/dining room with charming inglenook fireplace, and a separate dining room for more formal occasions. Practical elements include a utility cupboard, cloakroom, and a generous driveway providing ample off-road parking. Outside, the home is set within mature and generous gardens, creating a peaceful and private setting, with the added bonus of a garage and office – perfect for home working or hobbies.



Part Glazed Door To:

Porch

6' 2" x 3' 4" (1.88m x 1.02m) Two UPVC Double glazed windows to side. Door to entrance hall. Tiled floor:

Entrance Hall

5' 11" x 10' 4" (1.80m x 3.15m) Max. Staircase to first floor: Under stairs storage.

Bedroom 4

10' 11" x 10' 4" (3.33m x 3.15m) UPVC double glazed window to front. Radiator: Fitted drawer units.

Dressing Room

8' 9" x 11' 1" (2.67m x 3.38m) UPVC double glazed window to front. Fitted wardrobes. Radiator:

En-suite

8' 0" x 4' 1" (2.44m x 1.24m) Shower cubicle. Wash hand basin and WC. within vanity unit.

Kitchen/Dining Room

15' 4" x 11' 1" (4.67m x 3.38m) 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. Gas hob and electric double oven. Space for American fridge freezer. Storage cupboard.

Rear Hall

3' 1" x 6' 8" (0.94m x 2.03m) Doors to cloakroom. & utility cupboard.

Cloakroom

5' 3" x 2' 10" (1.60m x 0.86m) Wash hand basin. WC. Gas boiler:

Utility Cupboard.

5' 1" x 3' 0" (1.55m x 0.91m) Space for washing machine and tumble dryer. UPVC double glazed window.

Living/Dining Room

26' 0" x 14' 5" (7.92m x 4.39m) Two bay fronted windows to front. Three radiators. Inglenook fireplace with wood burning stove.

Dining Room

12' 3" x 17' 8" (3.73m x 5.38m) Two UPVC double glazed windows to side and rear: Feature fireplace. Patio doors to rear garden.

Landing

Loft hatch. Airing cupboard.

Bedroom 1

10' 10" x 14' 3" (3.30m x 4.34m) Dual aspect double glazed windows to front and side. Storage cupboard. Fitted wardrobes and dressing table.

En-suite

3' 6" x 4' 11" (1.07m x 1.50m) WC. Wash hand basin. Extractor fan. Storage cupboard.

Bedroom 2

13' 4" x 8' 9" (4.06m x 2.67m) UPVC double glazed window front. Radiator:

Bedroom 3

9' 3" x 7' 3" (2.82m x 2.21m) UPVC double glazed window to rear: Radiator:

Bathroom

8' 9" x 5' 0" (2.67m x 1.52m) UPVC double glazed window to side. Panelled bath with shower mixer tap. WC. Wash hand basin.

Garage

10' 5" x 21' 11" (3.17m x 6.68m) Up & Over doors. Pedestrian door: Window.

Office

9' 2" x 12' 1" (2.79m x 3.68m) Two windows. Base unit with stainless steel sink and drainer with mixer tap. Door to garden. Loft hatch.

Outside

Extensive gravelled frontage. Gates to side driveway leading to garage. Gate to rear garden. Extensive patio entertainment area with covered pergola. Generous lawn area with mature planting, trees and shrubs.

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.