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**King & Partners**



8 Beechey Close

Denver

Downham Market, PE38 0DH £270,000

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# Beechey Close

Denver, Downham Market, PE38 0DH

This well presented 3 bedroom semi detached house is in the popular location of Denver which benefits from a primary school, public house and a local shop. Denver is located just on the edge of Downham Market with a rail link to Cambridge and London and a good selection of shops and local services.

The property has a living room leading through to the dining room with patio doors to the rear garden. There is a modern fitted kitchen with side access to the driveway plus a downstairs cloakroom. To the first floor are three bedrooms and a family bathroom. It has been well maintained by the current owners and has had a new combination boiler, that was fitted in 2021.



Part Glazed Door To:

Entrance Hall

Staircase to first floor. Under stairs storage cupboard. Radiator. Laminate floor.

Cloakroom

4' 7" x 2' 10" (1.40m x 0.86m) UPVC double glazed window to front. W.C. Wash hand basin within vanity unit. Heated towel rail.

Living Room

13' 6" x 12' 1" (4.11m x 3.68m) UPVC double glazed window to front. Radiator. Opening to dining room.

Dining Room

11' 1" x 7' 5" (3.38m x 2.26m) Radiator. Sliding Patio doors to rear.

Kitchen

10' 11" x 7' 8" (3.33m x 2.34m) UPVC double glazed window to rear. Door to side. Fitted with a range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap Gas hob. Oven. Integrated dishwasher, fridge freezer and microwave. Radiator.

Landing

UPVC double glazed window to side. loft hatch. Boiler cupboard with combi boiler (Installed in 2021).

Bedroom 1

12' 8" x 8' 7" (3.86m x 2.62m) UPVC double glazed window to front. Radiator.

Bedroom 2

10' 11" x 8' 6" (3.33m x 2.59m) UPVC double glazed window to rear. Radiator.

Bedroom 3

9' 5" x 7' 1" (2.87m x 2.16m) UPVC double glazed window to front. Radiator. Cupboard.

Outside

To the front is an area with gravel leading to the front of the house. There is parking to the front with a gate to the rear garden. To the rear is an enclosed garden mainly laid to lawn. Two patio areas. Summer house.

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.

