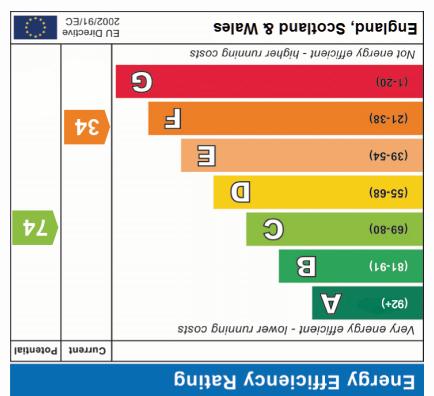


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9 Market Place, Downham Market



# Kings & Partners



# Fernleigh

## Oxborough Road

### Stoke Ferry

£425,000

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# Fernleigh

Stoke Ferry, King's Lynn, PE33 9SY

This lovely character property offers a perfect blend of character and modern features. Upon entering the property you are met with beams to the ceilings and a log burning stove within a feature brick surround. Whilst this offers a warm and cosy welcome there is also a large patio door that leads to the garden which floods the room with light. Adjacent to this is the dining room with a feature fireplace and an open fire. The modern kitchen is well equipped and is flooded with light from the windows which overlook the generous garden. For extra convenience there is a separate utility room and downstairs cloakroom. On the upper floor there are four bedrooms and a modern family bathroom. The exposed beams are a feature throughout the property. Outside there is a generous mature garden with plenty of room for outside activities leading to a gate which accesses the double carport and parking area suitable for multiple vehicles.



Wooden Door With Storm Porch Leading to:

Living Room

18' 9" x 14' 0" (5.71m x 4.27m) UPVC double glazed window. Double glazed patio doors to rear garden. Wood burning stove. Beamed ceiling. Radiator. Staircase to first floor.

Dining Room

15' 4" x 14' 2" (4.67m x 4.32m) UPVC double glazed window. Open feature fireplace. Beamed ceiling. Radiator.

Cloakroom

7' 5" x 3' 3" (2.26m x 0.99m) Window. W.C. Wash hand basin within vanity unit. Tiled floor.

Utility Room

7' 6" x 3' 9" (2.29m x 1.14m) Window. Space for Washing machine and tumble dryer.

Kitchen

14' 9" x 9' 6" (4.50m x 2.90m) UPVC double glazed window to side and two to rear. Fitted with a range of wall and base units with worktop over. Space for American style fridge freezer. Integrated dish washer. Range style oven with 5 burner hob and 4 ovens. Extractor hood.

Rear Lobby

6' 9" x 7' 8" (2.06m x 2.34m) Tiled Floor. Radiator. Door to rear garden.

Landing

Double glazed windows to side. Ceiling beams. Loft access.

Bedroom I

19' 6" x 14' 6" (5.94m x 4.42m) 2 UPVC double glazed windows to front. Beams. Dressing area. Radiator.

Bedroom 2

11' 4" x 9' 8" (3.45m x 2.95m) Double glazed window to rear. Radiator. Two cupboards.

Bedroom 3

14' 10" x 6' 9" (4.52m x 2.06m) UPVC double glazed window. Radiator. Beams

Bedroom 4

11' 6" x 6' 10" (3.51m x 2.08m) UPVC double glazed window.

Bathroom

6' 8" x 7' 3" (2.03m x 2.21m) UPVC double glazed window. P-shaped bath with rainfall shower riser rail and glass shower screen. Wash hand basin and W.C. within vanity unit.

Rear Garden

Patio area. Covered seating area. Mature planting with trees and shrubs. Gate leading to parking area for multiple spaces and double carport.

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.

