



King & Partners
 SALES • LETTINGS • MORTGAGES



14 Coronation Avenue
 Nordelph
 Downham Market, PE38 0BN £225,000

King & Partners
 SALES • LETTINGS • MORTGAGES



Coronation Avenue

Nordelph, Downham Market, PE38 0BN

This semi detached house is located at the end of Coronation Avenue in a rural position. The property benefits from a generous plot with established gardens, a good size drive and carport. Inside the room has a lovely garden room with a wood burning stove, living/dining room, kitchen, utility and ground floor bathroom. On the first floor there are three bedrooms. There is oil central heating and UPVC double glazing.



Part Glazed Door To:

Entrance Hall

Radiator. Staircase to first floor. Door to living room .

Living/Dining Room

22' 0" x 15' 0" (6.71m x 4.57m) UPVC double glazed window to front. Open brick fireplace. Telephone point. Television point. Two radiators. UPVC double glazed doors to garden room. Room thermostat. Door to built in cupboard. Door to under stairs storage. Door to bathroom & kitchen.

Kitchen

10' 8" x 10' 5" (3.25m x 3.17m) 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 electric oven. Tiled floor. Radiator. Space for fridge/freezer. Glazed door to utility room.

Utility Room

10' 8" x 5' 10" (3.25m x 1.78m) Fitted with base unit with worktop over. Space for dishwasher and washing machine. Glazed door to garden room.

Garden Room

19' 2" x 8' 7" (5.84m x 2.62m) UPVC double glazed windows. Wood burning stove. Tiled floor. Radiator. Oil fired boiler. Door to side.

Bathroom

10' 5" x 5' 7" (3.17m x 1.70m) Bath. Shower cubicle. W.C. Wash hand basin. Tiled walls & floor. Radiator. UPVC double glazed window to rear. Loft access.

First Floor Landing

Consumer unit, Loft access. Doors to bedrooms.

Bedroom 1

11' 0" x 13' 7" (3.35m x 4.14m) UPVC double glazed window to front. Radiator. Fitted wardrobes. Door to airing cupboard.

Bedroom 2

10' 8" x 8' 5" (3.25m x 2.57m) UPVC double glazed window to rear. Radiator. Fitted double wardrobe.

Bedroom 3

7' 7" x 7' 11" (2.31m x 2.41m) UPVC double glazed window to rear. Radiator.

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.