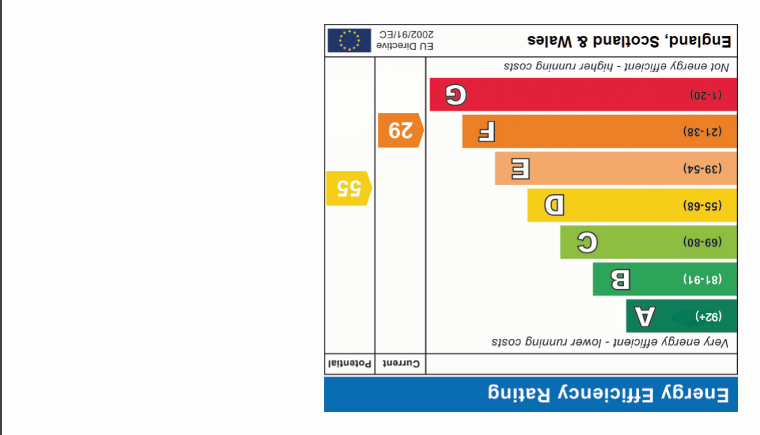


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Bank View  
 Outwell Road  
 Nordelph

£195,000

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# Bank View

Nordelph, Downham Market, PE38 0BH

This lovely detached cottage has been renovated by the current owners to offer a modern fitted kitchen, two reception rooms the living room having a wonderful log burning stove and a downstairs bathroom. On the upper floor there are two double bedrooms. The garden enjoys views to the rear and also benefits from a gravel driveway with off road parking. The property also benefits from LPG gas central heating and uPVC double glazing. Situated just 4 miles from Downham Market with good rail links to Cambridge and London and No Onward Chain this is certainly a property that should be viewed.



Part Glazed Door to:

**Living Room**

10' 9" x 13' 5" (3.28m x 4.09m) UPVC double glazed window to front. Wood burning stove within hearth. Door to dining room

**Dining Room**

7' 11" x 10' 6" (2.41m x 3.20m) UPVC double glazed bay window to rear. Radiator. Staircase to first floor. Under stairs storage. Door to kitchen.

**Kitchen**

6' 10" x 9' 10" (2.08m x 3.00m) UPVC double glazed window to side. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Electric double oven. Electric hob with stainless steel extractor hood. Space for slimline dishwasher and fridge/freezer.

**Rear Hallway**

3' 0" x 7' 4" (0.91m x 2.24m) UPVC part glazed door to side. Radiator. Door to laundry/airing cupboard with plumbing for a washing machine. Door to bathroom.

**Bathroom**

5' 2" x 9' 10" (1.57m x 3.00m) UPVC double glazed window to rear and side. Panelled bath with shower mixer tap & glass shower screen. Wash hand basin within vanity unit. Heated towel rail. W.C. Radiator.

**Bedroom 1**

10' 0" x 13' 6" (3.05m x 4.11m) UPVC double glazed window to front. Radiator.

**Bedroom 2**

8' 0" x 10' 5" (2.44m x 3.17m) UPVC double glazed window to rear. Radiator.

**Outside.**

To the rear is an area laid to lawn with storage shed and greenhouse. Gravelled driveway to the side of the property offering parking for multiple vehicles.

**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.

