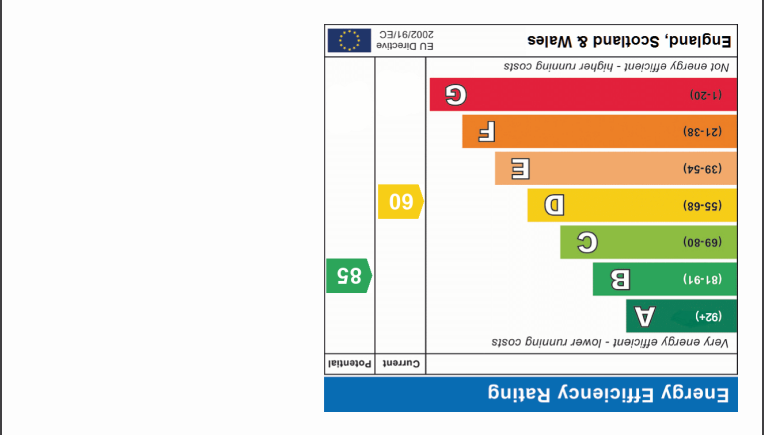


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24 Broadlands  
Downham Market, PE38 9JB

£280,000

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# Broadlands

Downham Market, PE38 9JB

**This 3 bedroom detached house has been extensively refurbished by the current owner over the last few years including new kitchen with built in appliances, new bathroom suite, windows, flooring and replacement gas boiler. Located on a small estate close to the town centre and mainline train station and benefiting from a generous drive, garage and front and rear gardens. A great size house in great condition!!**



## Entrance Porch

5' 0" x 4' 1" (1.52m x 1.24m) Door and window. Door to garage. Luxury vinyl tiled floor: Glazed door to living room.

## Living/Dining Room

23' 4" x 11' 10" (7.11m x 3.61m) max. Window to front. Television and telephone points. Room thermostat. 2 radiators. Glazed double doors to dining room. Luxury vinyl tiled floor. Stairs to first floor: Coved and plastered ceiling. Glazed door to kitchen.

## Sitting Room

9' 4" x 7' 6" (2.84m x 2.29m) Patio door to rear. Telephone point. Radiator. Window panel. Coved and plastered ceiling.

## Kitchen

10' 4" x 8' 11" (3.15m x 2.72m) Units at base and wall level. Built in eye level double gas oven. Gas hob. Extractor hood. Integrated dishwasher and washing machine. Space for fridge freezer. Luxury vinyl tiled floor. Spot lights. Window to rear. Stainless steel sink and drainer. Radiator. Door to conservatory. Coved and plastered ceiling.

## Conservatory

9' 7" x 7' 9" (2.92m x 2.36m) max. Brick and UPVC double glazed construction. 6 top openings. Luxury vinyl tiled floor. Radiator. Door to garden.

## First Floor Landing

Window panel to side. Loft access. Door to airing cupboard. Doors to bedrooms and bathroom.

## Bedroom 1

14' 0" x 12' 5" (4.27m x 3.78m) max. Window to front.

## Bedroom 2

14' 0" x 10' 9" (4.27m x 3.28m) max. Window to rear. Radiator. Door to cupboard. Coved and plastered ceiling.

## Bedroom 3

8' 0" x 7' 5" (2.44m x 2.26m) Window to front. Radiator. Dimmer switch.

## Bathroom

Shower bath with screen. Hand wash basin to vanity unit. WC. Fully tiled walls and floor. Radiator. Window to rear. Spot lights. Coved and plastered ceiling.

## Outside

To the front is a generous drive providing parking and giving access to the garage, a lawned garden, outside light and gate and path to the side providing access to the rear. To the rear is a patio area, steps up to a lawned garden with borders.

## Garage

19' 0" x 8' 0" (5.79m x 2.44m) Up and over door. Light and power. Consumer unit. Gas boiler (replaced 2017).

## 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.