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King & Partners



73 Feltwell Road

Southery

Downham Market, PE38 0NR £600,000

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Feltwell Road

Southery, Downham Market, PE38 0NR

This really is a lovely opportunity to purchase a well presented 3 bedroom detached house on a plot of 1.88 acres (STMS) with extensive gardens, plus a separate detached 1 bedroom annexe with its own private garden. The main house consists of a living room with multi fuel burning stove and double doors onto the Sunroom which runs along the rear of the property overlooking the gardens. There is a modern kitchen with patio doors to the rear garden and an opening leading to the dining room. In addition there is a separate utility room and cloakroom. On the first floor there are 3 good sized bedrooms two have fitted wardrobes. The second bedroom benefits from an En-suite bathroom and in addition there is a family shower room.

The detached annexe currently has permission to be used as a holiday let which provides a small income. Alternatively the annexe offers an excellent opportunity for multi-generational living subject to change of consent. The annexe comprises of a bright and modern Kitchen/Living/Dining room with patio doors onto the rear private garden. There is a double bedroom and an en-suite shower room with double shower cubicle.

To the outside are extensive gardens with a patio/entertainment area and mature trees and plants. A great opportunity with scope to enjoy all that it has to offer.





- 3 Bedroom Detached House
- Triple Glazing To Main House
- Double Glazing To Annexe
- Sunroom With Views Over The Rear Garden
- Living Room With Multifuel Burner
- Kitchen & Utility Room
- Bathroom & En-suite
- Plot 1.88 Acres STMS With Extensive Gardens.
- One Bedroom Annexe With Private Garden & Consent for Holiday Let
- 3 Bedrooms With Fitted Wardrobes



Composite Door To:

Entrance Hall

9' 7" x 8' 11" (2.92m x 2.72m) Two triple Glazed windows. Staircase to first floor. Radiator. Room thermostat.

Dining Room

13' 2" x 14' 1" (4.01m x 4.29m) UPVC triple glazed window to front. Radiator.

Kitchen

11' 5" x 16' 1" (3.48m x 4.90m) Two triple glazed windows to front. Fitted with a range of wall and base units with worktops over incorporating a one and a half bowl sink and drainer. Gas hob. Double oven. Tiled splash backs. Extractor fan. Television point. Patio door to rear.

Utility Room

13' 1" x 6' 4" (3.99m x 1.93m) Triple glazed window to rear. Fitted with wall and base units. Space for fridge freezer. Space for washing machine. Radiator. Consumer unit. Control unit for heating.

Inner Hall

5' 10" x 10' 7" (1.78m x 3.23m) Under stairs storage cupboard. Door to Cloakroom. Radiator.

Cloakroom

3' 4" x 7' 7" (1.02m x 2.31m) W.C. Wash hand basin. Radiator

Living Room

13' 7" x 20' 11" (4.14m x 6.38m) Double doors to garden room. Two windows to front. Feature fireplace with multi fuel burning stove. Television point. Two radiators.

Garden Room

22' 5" x 15' 3" (6.83m x 4.65m) Max L-shaped three radiators. Five windows. Window and door to side.

Landing

Triple glazed window to front.

Bedroom 1

11' 1" x 20' 11" (3.38m x 6.38m) Triple glazed window to front & rear. Double fitted wardrobe. Radiator.

Bedroom 2

13' 1" x 10' 9" (3.99m x 3.28m) Triple glazed window to rear. Radiator. Fitted wardrobe. Door to En-suite.

En-suite

7' 8" x 7' 8" (2.34m x 2.34m) Triple glazed window to side. Wash hand basin . W.C. Bath with riser shower rail. Radiator.

Bedroom 3

10' 10" x 9' 7" (3.30m x 2.92m) Triple glazed window to front. Double wardrobe. Radiator.



Bathroom

7' 4" x 7' 8" (2.24m x 2.34m) Triple glazed window to rear. Walk in shower. W.C. Heated towel rail. Wash hand basin. Airing cupboard. Tiled walls.

Outside

To the front is a well planted garden with mature trees. There is a driveway leading to both the main house and annexe. Main garden to the rear with patio entertainment area. Storage sheds and extensive gardens with Poly tunnel.

Annexe

Kitchen/Dining/Living Room

10' 9" x 22' 7" (3.28m x 6.88m) Max. Double glazed window to front and rear. Fitted with a range of wall and base units with worktop over incorporating a double sink and drainer with mixer tap. Extractor fan. Hob. Oven. Space for dishwasher. Tiled floor. Patio doors to private garden. Two electric heaters.

Bedroom

10' 11" x 14' 6" (3.33m x 4.42m) Double glazed window to front and rear. Loft hatch. Tiled floor. Television point. Electric heater.

En-suite

12' 6" x 6' 3" (3.81m x 1.91m) Tiled walls and floor. Heated towel rail. W.C. Wash hand basin. Panelled bath. Walk in shower with rainfall shower attachment.

Private Garden

Surrounded by shrubs and trees. Small Patio area. Parking to front near the 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.