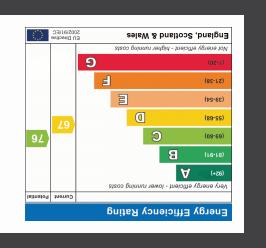


# EALES - LETTINGS - MORTGAGES





9 Market Place, Downham Market PE38 9DG info@kingpartners.co.uk

## 73 Feltwell Road

Southery

Downham Market, PE38 0NR £600,000



SALES • LETTINGS • MORTGAGES



## 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 I.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"  $\times$  14' 1" (4.01m  $\times$  4.29m) UPVC triple glazed window to front. Radiator.

#### Kitchen

11' 5" x 16' 1"  $(3.48m \times 4.90m)$  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' I" x 6' 4" ( $3.99m \times 1.93m$ ) 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"  $\times$  20' 11" (4.14m  $\times$  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"  $\times$  15' 3" (6.83m  $\times$  4.65m) Max L-shaped three radiators. Five windows. Window and door to side.

#### Landing

Triple glazed window to front.

#### Bedroom I

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

#### Bedroom 2

13' 1" x 10' 9" ( $3.99m \times 3.28m$ ) 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

 $7' 4'' \times 7' 8'' (2.24m \times 2.34m)$  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.

#### 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.



#### 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" ( $3.81m \times 1.91m$ ) Tiled walls and floor. Heated towel rail. W.C. Wash hand basin. Panelled bath. Walk in shower with rainfall shower attachment.