



SALES • LETTINGS • MORTGAGES

**King & Partners**



36 Feltwell Road

Southery

Downham Market, PE38 0NP £230,000

**King & Partners**

SALES • LETTINGS • MORTGAGES



# Feltwell Road

Southery, Downham Market, PE38 0NP

This 3 bedroom Semi-Detached house is situated in Southery which is a small village located 6 miles from Downham Market and 11 miles from Ely. The property has a living/dining room, kitchen, utility and W.C. to the ground floor. Upstairs are three bedrooms and a family bathroom. As this property is situated on a corner plot it benefits from a wrap-around garden with mature planting and a patio area. In addition there is a driveway offering parking. UPVC double glazing and oil fired central heating offer comfort throughout the year, plus the added bonus of solar panels to enhance energy efficiency.



UPVC Glazed Door To:

Entrance Hall

12' 10" x 6' 11" (3.91m x 2.11m) Max. UPVC double glazed window. Staircase to first floor. Radiator. Spotlights.

Living/Dining Room

23' 5" x 10' 7" (7.14m x 3.23m) Two UPVC double glazed windows. Two radiators. Storage cupboard. Door to kitchen.

Kitchen

11' 5" x 6' 11" (3.48m x 2.11m) UPVC double glazed window. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Oven. Hob and extractor hood. Door to utility room.

Utility Room

7' 5" x 9' 5" (2.26m x 2.87m) UPVC double glazed window. Space for washing machine. Space for fridge freezer. Cupboard.

Cloakroom

2' 8" x 4' 4" (0.81m x 1.32m) UPVC Window. W.C.

Landing

UPVC double glazed window. Loft access.

Bedroom 1

11' 9" x 10' 9" (3.58m x 3.28m) UPVC double glazed window. Radiator. Cupboard.

Bedroom 2

11' 3" x 10' 7" (3.43m x 3.23m) UPVC double glazed window. Radiator. Cupboard. Spotlights.

Bedroom 3

10' 0" x 7' 0" (3.05m x 2.13m) UPVC double glazed window. Radiator. Fitted wardrobe. Spotlights.

Bathroom

5' 6" x 7' 0" (1.68m x 2.13m) UPVC double glazed window. Bath with shower mixer tap & glass shower screen. Wash hand basin. W.C. Heated towel rail.

Garden

Garden with mature planting. Patio area. Driveway with parking.

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.

