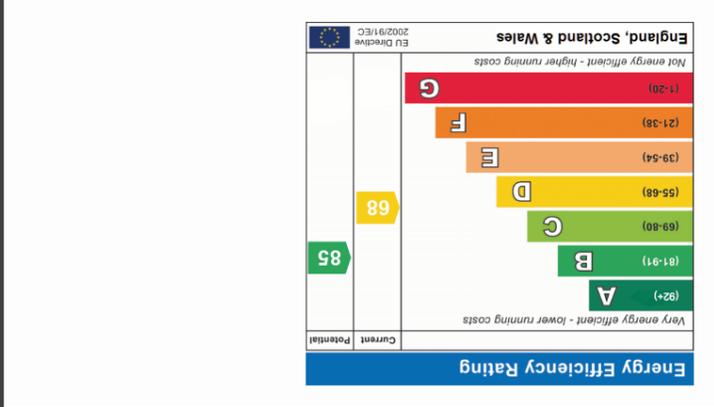


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1 Kestrel Avenue
 Downham Market, PE38 9RG

£320,000

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Kestrel Avenue

Downham Market, PE38 9RG

Situated in a quiet residential area of Downham Market, this well-presented detached bungalow offers generous living space and superb convenience for the town centre and mainline train station which has connections to Cambridge and London. The accommodation includes three well-proportioned bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A spacious living/dining room offers a versatile area for both relaxing and entertaining, while the separate kitchen is well-equipped and has access to the garden and a good sized airing cupboard with the gas boiler. The property also features a family bathroom, as well as a practical utility room located to the rear of the garage. Enjoying a west-facing enclosed garden, the outdoor space is perfect for afternoon sun and al fresco dining. A private driveway provides off-road parking, and the home benefits from gas central heating throughout.



Part Glazed Door To:

Entrance Hall

Radiator Opening to inner hall. Doors to living room and kitchen.

Living Room

20' 6" x 10' 9" (6.25m x 3.28m) UPVC double glazed window to front and side. Two radiators. Television point. Telephone point. Room thermostat. Opening to dining area.

Dining Area

9' 11" x 12' 5" (3.02m x 3.78m) Double glazed sliding patio door to rear garden. Radiator. Door to kitchen.

Kitchen

11' 8" x 11' 11" (3.56m x 3.63m) UPVC double glazed window to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Built-in electric oven, hob and extractor hood. Radiator. Space for fridge freezer. Double doors to airing cupboard housing Worcester boiler and hot water cylinder.

Inner Hall

Loft access. Doors to bedrooms and bathroom.

Bedroom 1

12' 10" x 10' 4" (3.91m x 3.15m) UPVC double glazed window to rear. Radiator. Fitted wardrobe. Telephone point. Door to En-suite.

En-suite

2' 9" x 10' 3" (0.84m x 3.12m) UPVC double glazed window to rear Tiled shower cubicle. W.C Wash hand basin, Radiator. Tiled floor and walls. Shaver light and point.

Bedroom 2

9' 4" x 10' 1" (2.84m x 3.07m) UPVC double glazed window to front. Fitted wardrobe. Radiator.

Bedroom 3

7' 6" x 9' 2" (2.29m x 2.79m) UPVC double glazed window to front. Radiator.

Garage

Electric roller door.

Utility Room (Rear of Garage)

2.79m x 1.97m (9' 2" x 6' 6") UPVC double glazed door. Units at base level. Space for washing machine and tumble dryer. Stainless steel sink and drainer with mixer tap.

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