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King & Partners



4 Fennel Crescent
 Downham Market, PE38 9UR

£262,500

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Fennel Crescent

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Situated in a Cul-de-sac location in a good position to enjoy the services and facilities of Downham Market is this well presented town house. The property comprises of a modern fitted kitchen, a living/dining room with a log burning stove and double doors leading through to the conservatory. A downstairs cloakroom completes the ground floor. On the first floor there are two bedrooms one with a built in storage cupboard and a modern fitted shower room. On the second floor is the master bedroom with an En-suite bathroom and a lovely roll top bath. To the front of the property is a well maintained garden with shrubs and slate. There is a shared driveway leading to the garage with a parking space and a further 2 parking spaces at the side of the property. A gate leads to a raised planting area and access to the mature planted rear garden.



Part Glazed Door

Entrance Hall

9' 6" x 3' 1" (2.90m x 0.94m) Staircase to first floor. Radiator. Tiled floor.

Living/Dining Room

14' 8" x 12' 9" (4.47m x 3.89m) Two UPVC windows and double doors to rear conservatory. Radiator. Wood burning stove.

Conservatory

10' 8" x 8' 11" (3.25m x 2.72m) Brick and UPVC double glazed construction. Patio doors to rear garden.

Kitchen

9' 5" x 6' 1" (2.87m x 1.85m) UPVC double glazed window to front. Fitted with a range of wall and base units with roll edge worktop incorporating a sink and drainer with mixer tap. Gas hob. Extractor fan. Stainless steel splashback. Under unit oven. Space for washing machine and fridge freezer. Spot lights. Tiled floor.

Cloakroom

5' 0" x 2' 8" (1.52m x 0.81m) UPVC double glazed window to front. W.C. Wash hand basin. Tiled floor. Radiator.

First Floor Landing

Under stairs storage. Radiator.

Bedroom 2

8' 1" x 9' 6" (2.46m x 2.90m) UPVC double glazed window to front. Radiator. Storage cupboard.

Bedroom 3

9' 6" x 7' 0" (2.90m x 2.13m) UPVC double glazed window to rear. Radiator.

Shower Room

6' 4" x 6' 3" (1.93m x 1.91m) UPVC double glazed window to side. Double width shower cubicle with shower riser rail. Wash hand basin. W.C. Extractor fan. Spot lights. Radiator.

Landing To Upper Floor

Velux window.

Bedroom 1

10' 11" x 12' 9" (3.33m x 3.89m) UPVC double glazed window to front. Radiator. Boiler airing cupboard. Loft hatch.

En-suite

5' 3" x 7' 1" (1.60m x 2.16m) Roll to bath with shower mixer taps. Wash hand basin. W.C.

Rear Garden

Mainly laid to lawn with mature planting. Door to garage. Patio area. Wood store. Storage unit. Raised beds with picket gate leading to private brick weave parking area.

Front Garden

Mature shrubs with slate borders.

Garage

Up and over garage door. Personal door.

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.