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**King & Partners**



3 Burdock Close  
Downham Market, PE38 9AZ

£240,000

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# Burdock Close

Downham Market, PE38 9AZ

This semi detached bungalow is situated in the market town of Downham Market close to local shops and amenities. The property comprises of a living room with feature fireplace, two bedrooms both with fitted wardrobes, a family bathroom, and a fitted kitchen leading through to the conservatory. The conservatory has doors opening to the rear garden which has a patio area leading through to grass and gravel areas. There is gas central heating, double glazing and the additional benefit of a garage and parking.



UPVC Door Leading To:

Entrance Hall

Radiator. Storage cupboard.

Living Room

11' 11" x 16' 2" (3.63m x 4.93m) UPVC double glazed window to front. Feature fireplace. Radiator.

Kitchen

10' 3" x 10' 1" (3.12m x 3.07m) UPVC double glazed window to rear conservatory. Fitted with a range of wall and base units incorporating a sink and drainer with mixer taps. Gas hob with extractor hood. Oven. Space for washing machine. Tiled floor. Radiator. Door to conservatory.

Conservatory

8' 11" x 9' 5" (2.72m x 2.87m) UPVC & brick construction. Door to rear patio.

Bedroom 1

9' 5" x 11' 0" (2.87m x 3.35m) UPVC double glazed window to rear. Radiator. Fitted wardrobe.

Bedroom 2

8' 5" x 9' 4" (2.57m x 2.84m) UPVC double glazed window to side. Radiator. Fitted wardrobe.

Bathroom

5' 3" x 6' 9" (1.60m x 2.06m) UPVC double glazed window to front. Panelled bath with mixer shower taps & shower screen. Pedestal wash hand basin. W.C.

Front Garden

Block paved drive leading to garage. Gate to rear garden. Area with shrubs.

Garage

17' 11" x 9' 5" (5.46m x 2.87m) Up & Over door. Pedestrian Door to rear and window.

Rear Garden

Patio area. Grass and gravel area. Side area with storage shed.

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.