



**3 Bluebell Close, Downham Market, Norfolk. PE38 9GP**

**£325,000**

**FOR SALE**



## PROPERTY DESCRIPTION

\* NO ONWARD CHAIN \* A four bedroom detached family home positioned within a cul-de-sac in this popular development. The accommodation includes the entrance lobby with leads through to the kitchen/diner with integrated appliances and a separate utility. The lounge is to the rear with folding doors to the garden. The Cloakroom completes the ground floor. The first floor landing serves the four bedrooms, one of which has built in wardrobes and en-suite. Then there is the family bathroom. Externally, there is a carport for off road parking along with an enclosed garden to the rear which is laid to a patio and lawned area with borders and shrubs to borders. Located with good access to the towns amenities and also the train station on the King's Lynn to London King's Cross line via Cambridge.

## FEATURES

- \* NO ONWARD CHAIN \*
- Cul-De-Sac Location
- Detached Family Home
- 4 Bedrooms
- Kitchen/Diner
- Lounge
- Utility & Cloakroom
- En-Suite & Bathroom
- Carport & Garden
- EPC - C : Council Tax Band-D



## ROOM DESCRIPTIONS

### Accommodation

Part glazed front entrance door to:-

### Entrance Lobby

Wall mounted single panel radiator, lino style flooring, door to cloakroom, door to:-

### Kitchen/Diner

8'7" x 8'1" (2.62m x 2.47m) UPVC double glazed window to front aspect, fitted with a range of wall and base units under square edge worksurfaces, 1 1/2 stainless steel sink and drainer unit with mixer tap, 4 ring gas hob inset to worksurface with glass splash back and extractor over, built-in oven and microwave, integral fridge/freezer, integral dishwasher, partly tiled flooring, wall mounted double panel radiator, stairs to first floor, opening through to lounge, door to:-

### Utility

5'3" x 5'0" (1.62m x 1.55m) Part glazed door to side, square edge worksurface with storage cupboards and space for washing machine, door to cupboard housing hot water cylinder, tiled flooring.

### Lounge

16'5" x 11'3" (5.02m x 3.45m) UPVC double glazed folding doors to garden, wall mounted double panel radiator.

### Cloakroom

UPVC double glazed window to the front aspect, wall mounted single panel radiator, concealed cistern w.c. and wall mounted handwash basin, partly tiled walls, tiled flooring, ceiling spotlights.

### First Floor Landing

UPVC double glazed window to the rear aspect, wall mounted single panel radiator, loft access, double doors to storage cupboard, door to further storage cupboard housing gas central heating boiler, doors to all rooms.

### Bedroom One

10'6" x 10'0" (3.22m x 3.05m) UPVC double glazed window to the front aspect, wall mounted double panel radiator, built-in wardrobes with sliding doors, door to:-

### En-Suite

Wall mounted heated towel radiator, walk-in double shower with glass shower screen, concealed cistern w.c., handwash basin, partly tiled walls, tiled flooring, ceiling spotlights and extractor, storage cupboard.

### Bedroom Two

12'9" x 8'6" (3.89m x 2.61m) UPVC double glazed window to the rear aspect, wall mounted single panel radiator.

### Bedroom Three

12'9" x 9'0" (3.89m x 2.76m) UPVC double glazed window to the front aspect, wall mounted single panel radiator.

### Bedroom Four

12'7" x 6'5" (3.84m x 1.96m) UPVC double glazed window to the rear aspect, wall mounted single panel radiator.

### Bathroom

UPVC double glazed window to the front aspect, wall mounted heated towel rail, panelled bath with shower and glass shower screen over, concealed cistern w.c., handwash basin inset to vanity unit, partly tiled walls, tiled flooring, ceiling spotlights and extractor.

### Outside

To the side of the property there is a carport providing off road parking and continues through to an area laid to shingle and through a private gate to the rear garden. Here it is a laid to patio with an area laid to lawn and shrubs and bushes to the borders.

### Agents Notes:

The property has gas central heating and is on mains drainage/sewerage.

Annual service charges apply - currently £300 per anum.







FLOORPLAN

