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11 Bluebell Close  
Downham Market, PE38 9GP

£265,000

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# Bluebell Close

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This modern semi detached house is located on a very popular modern estate close to the town centre and mainline train station of Downham Market and has connections to Cambridge and London. The property is offered in good decorative order and has good flooring throughout making this an ideal home to move straight into. The accommodation includes an entrance hall with cloak/shoe cupboard, living room, cloakroom, utility cupboard and a lovely open plan kitchen/dining room with integrated appliances and bi-folding doors onto the rear garden. Benefiting from UPVC double glazed sash windows, gas central heating, driveway, garage and enclosed rear garden with decked seating area. The property is positioned in a nice corner spot on a cul-de-sac of similar properties and must be viewed to fully appreciate all it has to offer.



UPVC Double Glazed Door to

Entrance Hall

5' 10" x 4' 4" (1.78m x 1.32m) Laminate floor. Radiator. Double doors to built-in cloak and shoe cupboard. Half glazed oak door to living room.

Living Room

13' 7" x 16' 2" (4.14m x 4.93m) UPVC double glazed sash window to front. Television point. Telephone point. Heating controls. Radiator. Stairs to first floor. Opening to lobby with door to utility cupboard housing hot water cylinder with space for washing machine. Extractor fan. Opening to kitchen/diner. Door to cloakroom.

Cloakroom

5' 0" x 8' 0" (1.52m x 2.44m) WC with concealed cistern, Wash hand basin. Radiator. Extensive tiling. Extractor fan. Spot lighting.

Kitchen/Diner

10' 10" x 16' 2" (3.30m x 4.93m) Max Units at base and wall level with under counter lighting. Built in AEG electric eye level oven and microwave. Integrated fridge freezer and dishwasher. AEG gas hob with extractor over. 1 1/2 bowl stainless steel sink and drainer with mixer tap. Laminate flooring. UPVC double glazed bi-folding doors to rear. Television point. Radiator. Spot lighting.

First Floor Landing

12' 11" x 7' 0" (3.94m x 2.13m) UPVC double glazed sash window to side. Door to cupboard housing gas central heating boiler. Radiator. Loft access. Doors to all bedrooms and bathroom.

Bedroom 1

11' 11" x 8' 10" (3.63m x 2.69m) UPVC double glazed sash window to rear. Television point. Radiator. Fitted wardrobe. Door to en-suite.

En-suite

7' 6" x 4' 7" (2.29m x 1.40m) Double width tiled cubicle. Pedestal wash hand basin. WC. Recessed storage. Heated towel rail. Spot lights. Extractor fan.

Bedroom 2

10' 0" x 8' 10" (3.05m x 2.69m) UPVC double glazed sash window to front. Radiator

Bedroom 3

9' 3" x 7' 0" (2.82m x 2.13m) UPVC double glazed sash window to front. Television point. Radiator.

Bathroom

7' 1" x 6' 1" (2.16m x 1.85m) Bath with mixer shower and hand held shower. Wash hand basin in vanity unit. WC. Extensive tiling. Heated towel rail. Extractor fan. Spot lights.

Garage

16' 9" x 9' 1" (5.11m x 2.77m)

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.

