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9 Market Place, Downham Market

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90 Bexwell Road  
Downham Market, PE38 9LH

£255,000

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# Bexwell Road

## Downham Market, PE38 9LH

Nestled in the heart of Downham Market along Bexwell Road, this beautifully presented two-bedroom character cottage effortlessly blends timeless charm with modern comfort. Rich in original features, the home offers warmth, personality, and a unique sense of style throughout. The ground floor boasts a spacious lounge complete with a log burner, perfect for cosy evenings, as well as a welcoming kitchen/dining area ideal for both everyday living and entertaining. The property also benefits from gas central heating, ensuring year-round comfort. Upstairs, you'll find two large double bedrooms and a stylish bathroom. There's also a generous landing currently being utilised as a home office, further enhancing the sense of space and versatility. Outside, a private garden offers a tranquil setting for relaxation or outdoor dining. Additional outbuildings with power, currently used as a utility room, provide extra space which has bags of potential for conversion. Located within walking distance of local shops, amenities, and transport links, this delightful cottage is perfect for first-time buyers, downsizers, or anyone seeking a peaceful yet well-connected lifestyle.



### Wooden Entrance Door To Front:

#### Entrance Hall

12' 10" x 5' 11" (3.91m x 1.80m) Staircase to first floor. Under stairs storage shelves. Wooden floors.

#### Living Room

13' 2" x 14' 0" (4.01m x 4.27m) Double glazed window to front. Two Radiators. Feature fireplace with stone hearth & log burning stove.

#### Kitchen/Dining Room

9' 4" x 18' 7" (2.84m x 5.66m) Stone floor. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Space for fridge. Oven with gas hob. Extractor hood. Bay window to rear with seating area. Storage cupboard. Door to rear porch.

#### Rear Porch

1' 7" x 4' 9" (0.48m x 1.45m) UPVC double glazed window to side. UPVC double glazed door to rear.

#### Upper Landing

UPVC double glazed window to front. Wooden floors. Loft access.

#### Bedroom 1

12' 11" x 11' 8" (3.94m x 3.56m) UPVC double glazed window to front. Radiator. Fitted wardrobe. Feature fireplace.

#### Bedroom 2

9' 3" x 11' 3" (2.82m x 3.43m) UPVC double glazed window to rear. Radiator.

#### Bathroom

5' 11" x 8' 6" (1.80m x 2.59m) UPVC double glazed window to rear. Bath with shower screen. W.C. Wash hand basin. Heated towel rail.

#### Rear Garden

Patio area. Lawn. Mature plants & shrubs. Outhouse.

#### Outhouse

8' 4" x 16' 6" (2.54m x 5.03m) Max.Two windows. Space for washing machine tumble dryer and freezer.

#### Store

4' 3" x 3' 8" (1.30m x 1.12m)

#### W.C.

3' 11" x 4' 1" (1.19m x 1.24m)

#### 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.