

OO





9 Market Place, Downham Market PE38 9DG info@kingpartners.co.uk

90 Bexwell Road

Downham Market, PE38 9LH

£255,000



King&Partners

SALES • LETTINGS • MORTGAGES

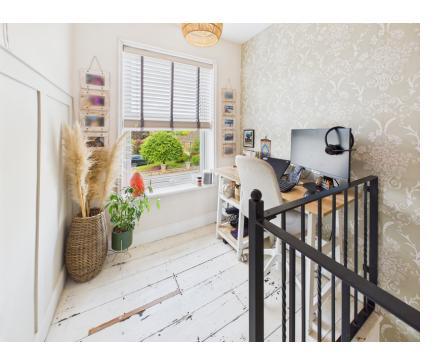
info@kingpartners.co.uk

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 wellconnected 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" \times 14' 0" (4.01m \times 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.

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)



Rear Porch

I' 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 I

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

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.