



# 3 Ouse Bridge Cottages

Ouse Bridge

Denver

£242,500



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Denver, Downham Market, PE38 0EH

This semi detached house is located on the bank of the river Great Ouse between the villages of Denver and Ten Mile Bank and between the towns of Downham Market and Ely. The house benefits from lovely views to the front over the river and has open farmland views to the rear. Inside there is a spacious living and dining room with a wood burning stove, kitchen, utility and cloakroom on the ground floor. On the first floor there is a large double bedroom to the front which was previously 2 bedrooms and there is a further double bedroom and bathroom. The home has UPVC double glazing, oil fired central heating a gated driveway and lawned garden.



UPVC Part Glazed Door To:

Entrance Hall

14' 1" x 2' 11" (4.29m x 0.89m) Staircase to first floor. Radiator.

Living/Dining Room

23' 2" x 11' 1" (7.06m x 3.38m) UPVC double glazed window to front and side. Internal window to kitchen. Two radiators. Fireplace with cast iron wood burner within tiled hearth. Opening to kitchen.

Kitchen

12' 7" x 7' 9" (3.84m x 2.36m) UPVC double glazed window to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Electric hob. Eye level double electric oven. Space for dishwasher and fridge freezer. Tiled floor.

Rear Hall

UPVC double glazed window to side. Door to side. Radiator. Door to utility/cloakroom.

Cloakroom/Utility Room

9' 1" x 5' 10" (2.77m x 1.78m) UPVC double glazed window to rear. W.C. Wash hand basin. Space for washing machine and tumble dryer. Two radiators.

Landing

Split level landing.

Bedroom 1

11' 0" x 14' 6" (3.35m x 4.42m) Two UPVC double glazed window to front. Radiator.

Bedroom 2

11' 11" x 8' 10" (3.63m x 2.69m) UPVC double glazed window to rear. Radiator. Loft hatch.

Family Bathroom

12' 2" x 7' 10" (3.71m x 2.39m) UPVC double glazed window to side. Spotlights. Panelled bath. W.C. Wash hand basin. Shower cubicle. Heated towel rail. Radiator. Tiled floor. Airing cupboard. Extractor fan.

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.

