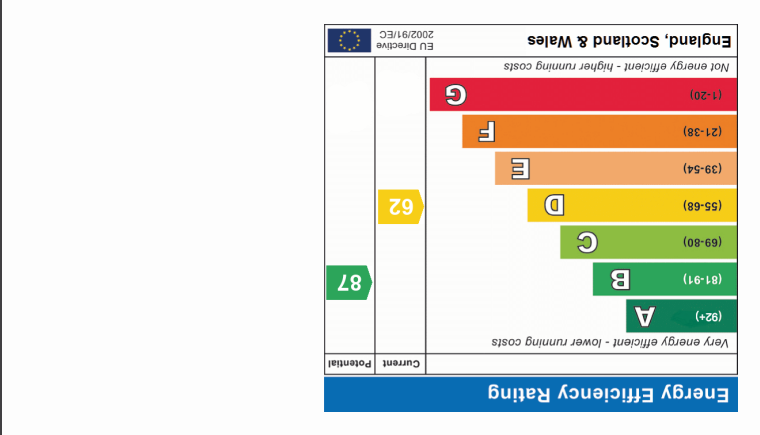


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41 Kingfisher Road
 Downham Market, PE38 9RQ

£315,000

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Kingfisher Road

Downham Market, PE38 9RQ

This lovely detached bungalow is in the well served market town of Downham Market. The property has a nice sized living room to the front. There are two double bedrooms, the main bedroom having fitted wardrobes and drawers plus there is a modern wet room. The spacious kitchen/dining room has plenty of room for both cooking and dining with a door leading out to the side, allowing access to the garden. The gas combination boiler was replaced in 2016 and is now located in the loft. The well maintained rear garden has a patio entertainment area with an area laid to lawn with attractive borders and mature planting. There is a picket fence with a small gate giving access to a further gravel garden area. In addition there is pedestrian access from the garden into the garage and an additional storage shed. To the front of the property is a good sized gravel area with a driveway leading to a carport and garage.



UPVC Part Glazed Door To:

Entrance Hall

3' 1" x 4' 11" (0.94m x 1.50m) Radiator. Laminate floor. Door to living room .

Living Room

15' 0" x 13' 3" (4.57m x 4.04m) UPVC double glazed window to front. Radiator. Laminate floor. Part glazed door to rear hall. Door to kitchen/dining room.

Kitchen/Dining Room

11' 1" x 21' 1" (3.38m x 6.43m) UPVC double glazed window to side. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap . Space for oven., fridge freezer, washing machine and dishwasher. Door to side. Storage cupboard.

Rear Hall

5' 1" x 4' 11" (1.55m x 1.50m) Laminate floor. Radiator. Loft hatch. Storage cupboard.

Bedroom 1

12' 1" x 11' 1" (3.68m x 3.38m) UPVC double glazed window to rear. Radiator. Fitted wardrobe and units. Laminate floor.

Bedroom 2

9' 2" x 11' 0" (2.79m x 3.35m) UPVC double glazed window to rear. Radiator. Laminate floor.

Wet Room

5' 11" x 7' 10" (1.80m x 2.39m) UPVC double glazed window to rear. W.C. Wash hand basin within vanity unit. Wall mounted shower area. Wet room anti-slip flooring. Tiled walls.

Garage

Pedestrian door. Window. Electric roller door replaced in 2022. Power and light.

Rear Garden

Area laid to lawn. Patio. Mature borders with shrubs. Picket fence with gate leading to rear garden area. Wooden storage shed.

Front Garden.

Generous gravelled frontage. Pathway to front door. Carport leading to garage.

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.

