



23 Nelson Avenue, Downham Market
Guide Price £219,950

BELTON DUFFEY



23 NELSON AVENUE, DOWNHAM MARKET, NORFOLK, PE38 9JJ

A 2 bedroom semi-detached property, situated in a convenient location with gardens and an enclosed carport.

DESCRIPTION

A 2 bedroom semi-detached property, situated in a convenient location with gardens and an enclosed carport.

The property is installed with double glazing, gas fired central heating (boiler installed in 2019), cavity wall insulation and briefly comprises entrance conservatory, entrance hall, Kitchen/breakfast room, sitting room/dining room, conservatory, covered passage, 2 double bedrooms and a shower room.

Outside, the property has gardens front and rear, enclosed carport and various garden sheds.

SITUATION

Downham Market is an expanding market town in South West Norfolk offering a wide range of family-owned shops, hotels and restaurants, as well as Tesco, Morrison and Iceland stores. There are ample leisure facilities including a leisure centre and swimming pool.

Another valuable asset is its connection on the electrified King's Lynn to King's Cross railway line thus making it ideal for anyone wishing to commute to Ely, Cambridge or London. Downham Market is an historic town on the edge of the Fens, well known locally for its weekly market.

ENTRANCE CONSERVATORY

1.92m x 1.69m (6' 4" x 5' 7") Cavity brick construction with double glazed windows, UPVC double glazed door to outside, radiator, UPVC double glazed door into

ENTRANCE HALL

3.20m x 1.79m (10' 6" x 5' 10") Double glazed window onto entrance conservatory, staircase to first floor landing, telephone point, radiator, glazed door into sitting room/dining room.

KITCHEN/BREAKFAST ROOM

3.38m x 3.19m max into chimney breast recess (11' 1" x 10' 6" into chimney breast recess) Worktop with stainless steel sink unit and chrome mixer tap, white painted cupboards and drawers under, space and plumbing for automatic washing machine, further matching worktop, space for Smeg range cooker with feature oak beam over, matching wall cupboards, further worktop with single cupboard under, tile effect flooring, tiled splashbacks, cupboard housing the Worcester gas central heating boiler (installed 2019), extractor, UPVC double glazed door leading to the enclosed carport.

SITTING/DINING ROOM

5.10m x 3.13m (16' 9" x 10' 3") 2 radiators, double glazed sliding patio door leading to the conservatory.

CONSERVATORY

2.84m x 2.77m (9' 4" x 9' 1") Cavity brick construction with UPVC double glazed windows, pitched polycarbonate roof, radiator, doors leading to the

COVERED PASSAGE COMPRISING CLOAKROOM AND OUTSIDE STORE

5.08m x 1.09m max (16' 8" x 3' 7" max)



RECENTLY FITTED CLOAKROOM

Low level WC, pedestal wash hand basin and space for a shower.

STORE ROOM

FIRST FLOOR LANDING

1.81m x 0.92m (5' 11" x 3' 0") Radiator, loft access, airing cupboard with radiator.

BEDROOM 1

4.09m x 3.21m into chimney breast recess (13' 5" x 10' 6" into chimney breast recess) Radiator, airing cupboard with radiator, window to front.

BEDROOM 2

3.19m x 3.15m (10' 6" x 10' 4") Radiator, window to rear.

SHOWER ROOM

2.10m x 1.82m (6' 11" x 6') Corner entry shower cubicle with Mira Sprint electric shower, low level WC, pedestal wash hand basin, radiator, fully tiled walls, extractor, wood laminate flooring, frosted window to rear.

OUTSIDE

The property has a concrete driveway with parking for 4 cars which leads to the enclosed carport.

The front garden is shingled, being enclosed by walled and fenced boundaries.

The rear garden is mainly laid to lawn with concrete and paved areas and a garden shed.

The rear garden is enclosed by fenced boundaries.

ENCLOSED CARPORT

8.59m x 2.28m extending to 2.47m (28' 2" x 7' 6" extending to 8' 1") Door to store cupboard, power, light, part glazed door to covered passage, window and double doors to the front.

DIRECTIONS

From King's Lynn proceed south to Downham Market on the A10 for approximately 10 miles where you will see a signpost for Wimbotsham. Turn right and proceed along Broomhill, into Lynn Road turning right at the traffic lights, at the mini roundabout take the second exit into Paradise Road. Continue along, bearing right into Nelson Avenue and the property will be seen on the left hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Council Tax Band A.

EPC - D.

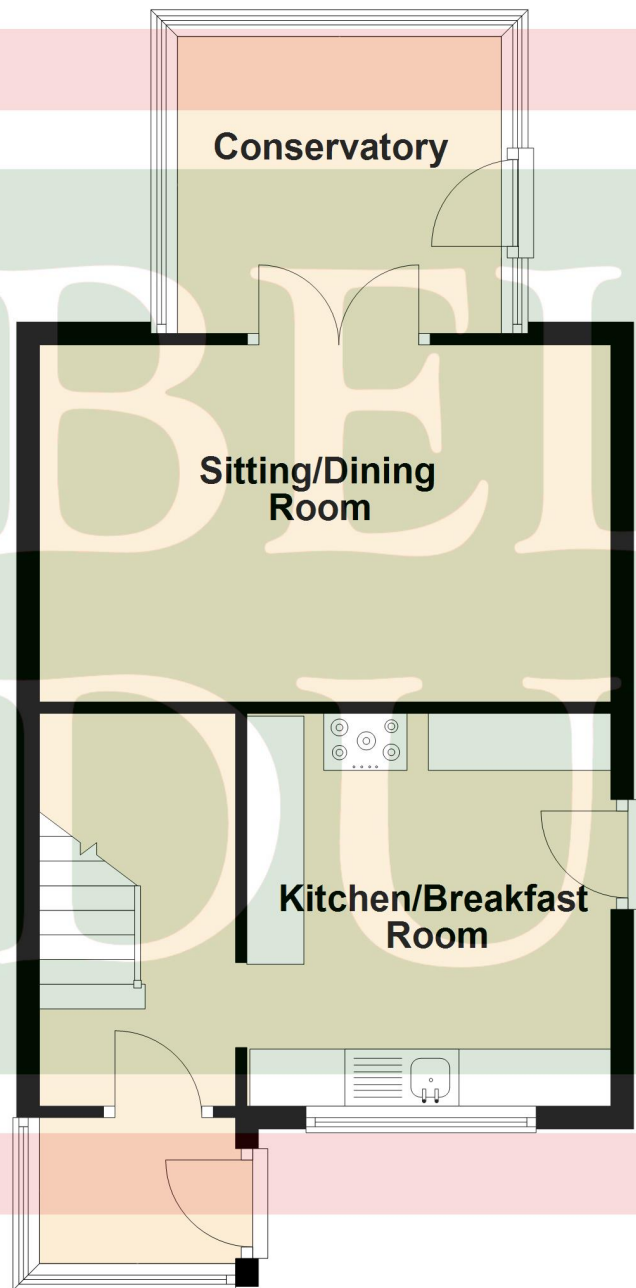
Gas central heating.

TENURE

This property is for sale Freehold.

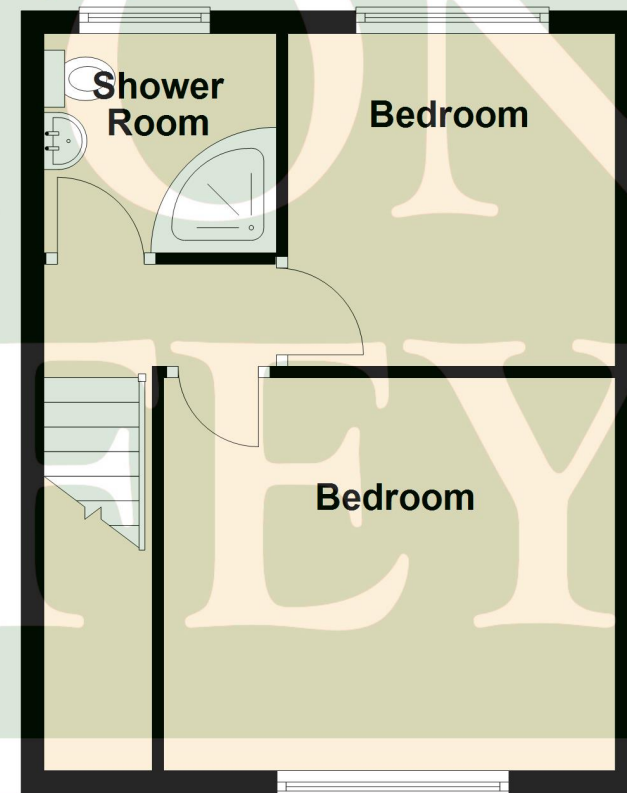
Ground Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



Total area: approx. 77.9 sq. metres (838.3 sq. feet)

VIEWING

Strictly by appointment with the agent.





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