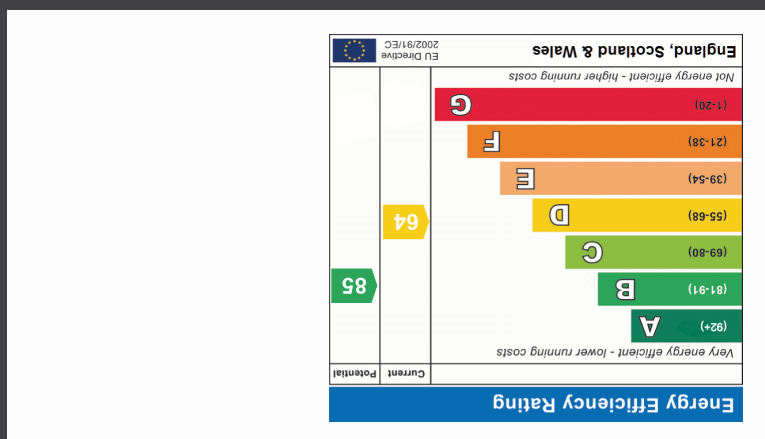


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3 Burdock Close  
 Downham Market, PE38 9AZ

£260,000

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# Burdock Close

Downham Market, PE38 9AZ

This semi detached bungalow is situated in the market town of Downham Market close to local shops and amenities. The property comprises of a living room with feature fireplace, two bedrooms both with fitted wardrobes, a family bathroom, and a fitted kitchen leading through to the conservatory. The conservatory has doors opening to the rear garden which has a patio area leading through to grass and gravel areas. There is gas central heating, double glazing and the additional benefit of a garage and parking.



### UPVC Door Leading To:

Entrance Hall

Radiator. Storage cupboard.

Living Room

11' 11" x 16' 2" (3.63m x 4.93m) UPVC double glazed window to front. Feature fireplace. Radiator.

Kitchen

10' 3" x 10' 1" (3.12m x 3.07m) UPVC double glazed window to rear conservatory. Fitted with a range of wall and base units incorporating a sink and drainer with mixer taps. Gas hob with extractor hood. Oven. Space for washing machine. Tiled floor. Radiator. Door to conservatory.

Conservatory

8' 11" x 9' 5" (2.72m x 2.87m) UPVC & brick construction. Door to rear patio.

Bedroom 1

9' 5" x 11' 0" (2.87m x 3.35m) UPVC double glazed window to rear. Radiator. Fitted wardrobe.

Bedroom 2

8' 5" x 9' 4" (2.57m x 2.84m) UPVC double glazed window to side. Radiator. Fitted wardrobe.

Bathroom

5' 3" x 6' 9" (1.60m x 2.06m) UPVC double glazed window to front. Panelled bath with mixer shower taps & shower screen. Pedestal wash hand basin. W.C.

### Front Garden

Block paved drive leading to garage. Gate to rear garden. Area with shrubs.

### Garage

17' 11" x 9' 5" (5.46m x 2.87m) Up & Over door. Pedestrian Door to rear and window.

### Rear Garden

Patio area. Grass and gravel area. Side area with storage shed.

### 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.