



Bexwell Road, Downham Market, PE38 9LH

welcome to

Bexwell Road, Downham Market

CHAIN FREE A rare opportunity to purchase this substantial 4 bedroom detached house, occupying a generous plot within one of the most desired areas of Downham Market. This unique property is in need of some updating throughout, yet boasts endless potential to create a fantastic family home.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the front. Double-glazed window to the front. Radiator.

Entrance Hall

Radiator. Stairs leading to the first floor landing with under-stairs storage cupboard. Double-glazed window to the rear.

Lounge

25' 4" max, narrowing to 12' 5 x 19' 7" (7.72m max, narrowing to 12' 5 x 5.97m)
Double-glazed window to the front. Radiator.
Feature gothic archway. Bay window into conservatory. French doors to:

Dining Room

11' 1" x 12' (3.38m x 3.66m)
Double-glazed window to the rear. Two radiators.
French doors to:

Conservatory

18' 1" x 17' 9" (5.51m x 5.41m)
Of brick & uPVC construction. Two radiators.
Double-glazed windows to the sides & rear. Double-glazed French doors to the rear leading to the rear garden.

Kitchen

19' 8" x 10' 9" (5.99m x 3.28m)
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in double oven & an electric hob with integrated cooker hood over. There is also space & plumbing for a dishwasher. Double-glazed window to the front.

Utility Room

8' 6" x 7' (2.59m x 2.13m)
Double-glazed window to the side. Fitted with wall & base units. Stainless steel sink & drainer unit. Space & plumbing for a washing machine & tumble dryer. Radiator. Double-glazed window to the side.

Shower Room

Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed window to the side.

Rear Lobby

5' 6" x 11' 4" (1.68m x 3.45m)
Double-glazed window to the side. Radiator. Double-glazed door to the rear.

First Floor Landing

Stairs from the entrance hall. Radiator. Loft access. Airing cupboard with radiator.

Bedroom One

12' 5" x 11' 3" plus bay window (3.78m x 3.43m plus bay window)
Double-glazed bay window to the rear. Radiator.

Bedroom Two

12' 7" x 11' 4" (3.84m x 3.45m)
Double-glazed window to the rear. Radiator.

Bedroom Three

11' 2" x 12' 3" (3.40m x 3.73m)
Double-glazed window to the rear. Radiator.
Doorway leading to eaves storage.

Bedroom Four

9' 3" x 8' 3" (2.82m x 2.51m)
Double-glazed window to the front. Radiator.

Bathroom

Fitted with wash hand basin, bath & shower cubicle. Heated towel rail. Double-glazed window to the front.

Cloakroom

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the front.

Outside

To the front of the property, an extensive gravelled driveway provides off-road parking for multiple vehicles. The generous rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & various plants, shrubs & trees.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

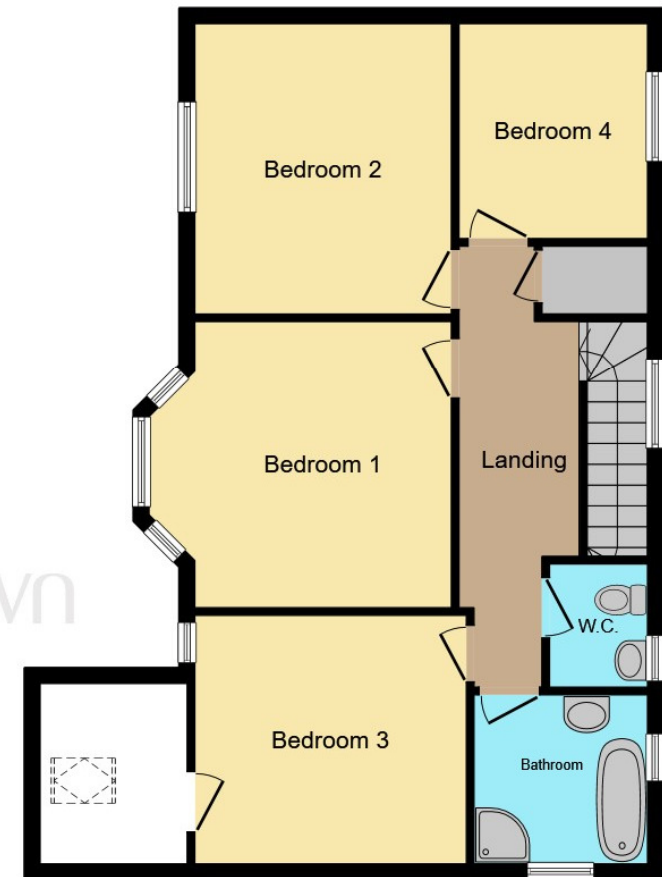


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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Bexwell Road, Downham Market

- Substantial Four Bedroom Detached House
- Multiple reception rooms
- Generous plot
- Driveway parking for multiple vehicles
- Renovation potential

Tenure: Freehold EPC Rating: Awaited

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111250 - 0003

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