



**Birchfield Road, Nordelph, Downham Market, PE38 0BT**



**welcome to**

**Birchfield Road, Nordelph, Downham Market**

Chain free! A fantastic opportunity to acquire this 3 bedroom semi-detached home in the semi-rural village of Nordelph, set on a generous half-acre plot (STMS) with picturesque field views. The property features a lounge, dining room, conservatory, kitchen, three bedrooms & two bathrooms.



### Accommodation:

Double-glazed entrance door to:

### Entrance Hall

Door to the front. Radiator. Stairs to first floor landing.

### Lounge

17' 5" x 11' 6" max ( 5.31m x 3.51m max )  
Double-glazed window to the front. Fireplace with wood burner & brick surround. Television point. Radiator. Double-glazed French doors to conservatory.

### Dining Room

9' 8" x 11' 8" ( 2.95m x 3.56m )  
Double-glazed patio doors to the front. Radiator. Opening to kitchen.

### Kitchen

7' 5" x 15' 1" ( 2.26m x 4.60m )  
This fitted kitchen includes wooden wall and base units with work surfaces over, a one and a half bowl stainless steel sink and drainer unit, and integrated electric double oven, and an electric hob with integrated cooker hood over. Tiled flooring & tiled splashback. Double-glazed window to the side. Glazed door to utility room.

### Utility Room

10' 10" x 9' 2" ( 3.30m x 2.79m )  
Fitted with base units with work surfaces over. Space for washing machine, tumble dryer and fridge/freezer. Double-glazed window to the side & double-glazed door to the rear.

### Conservatory

11' 7" x 12' 5" ( 3.53m x 3.78m )  
Of uPVC & brick construction. Double-glazed windows to the side and rear. Double-glazed French doors to the rear leading to garden. Television point.

### Shower Room

Fitted with WC, wash hand basin and shower cubicle. Partly tiled. Double-glazed window to the rear.

### First Floor Landing

Stairs from the entrance hall. Double-glazed window to the rear.

### Bedroom One

12' 6" x 11' 8" ( 3.81m x 3.56m )  
Double-glazed window to the front. Radiator. Built-in wardrobe.

### Bedroom Two

8' 10" x 11' 8" ( 2.69m x 3.56m )  
Double-glazed window to the front. Radiator. Built-in wardrobe.

### Bedroom Three

8' 3" x 8' 7" ( 2.51m x 2.62m )  
Double-glazed window to the side. Radiator. Built-in wardrobe.

### Bathroom

Fitted with WC, pedestal wash hand basin, and bath with mixer taps. Stainless steel heated towel rail. Fully tiled. Double-glazed window to the rear.

### Outside

To the front of the property, there is a gravel driveway leading to the property providing parking for several cars. The front garden is laid to lawn with various shrubs, plants and hedges with field views beyond. To the rear, the garden is mainly laid to lawn alongside a patio area. The property sits on a half acre plot (stms) with various outbuildings.

### Agent's Note

It is our understanding that the Freehold title is pending first registration at the Land Registry. Your conveyancer will take the necessary steps and advise you accordingly.

Waste from the property is served by a septic tank of private supply & heating to the property is served by oil central heating. Please contact the branch for more details if required.

Please note that the images used may not reflect the current condition of the property.

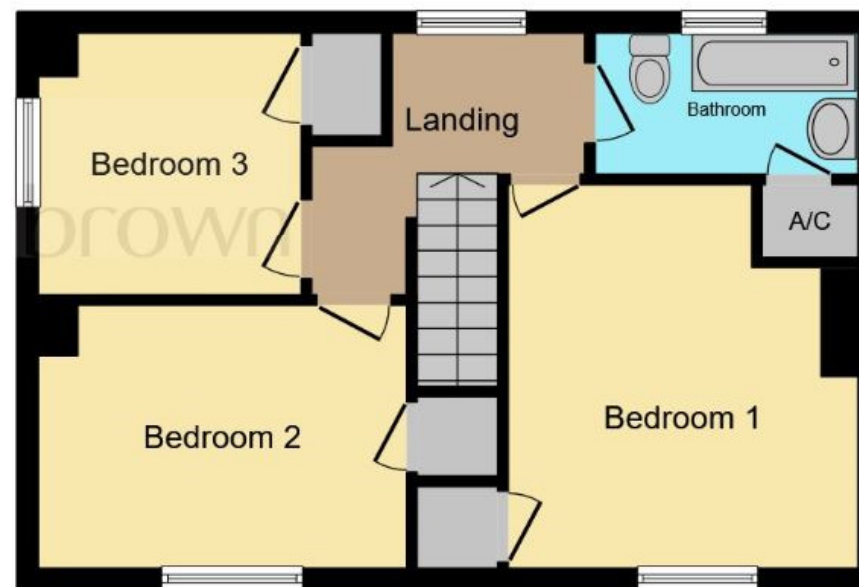


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**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## **Birchfield Road, Nordelph, Downham Market**

- \*\* Half acre plot (stms) \*\*
- 3 bedroom semi-detached house
- 3 reception rooms
- 2 bathrooms
- Field views

Tenure: Freehold EPC Rating: E

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM111507 - 0002

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