

26 Mallard End, Downham Market, Norfolk, PE38 9HN

£255,000

- Family Bathroom & Cloakroom
- Three Bedrooms
- En-Suite To Master Bedroom
- Living & Dining Room
- Modern Kitchen
- Gas Central Heating & Double Glazed Windows
- South Facing Garden & Patio
- Garage & Drive Way Parking
- Link-Detached House

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Part-Gazed Door To:

Dining Room
10' 7" x 8' 8" (3.23m x 2.64m) UPVC double glazed patio door to rear garden. Radiator. Laminate floor.

En-Suite
4' 6" x 6' 2" (1.37m x 1.88m) UPVC window to side. Shower cubicle. Wash hand basin. W.C. Radiator. Tiled floors and walls. Spotlights. Extractor fan.

Garden
Low maintenance south facing garden with steps to raised area with Astro turf. Patio area. Mature planting.

Garage
Up & Over door. Pedestrian access. Wall mounted gas boiler.

Bedroom 1
11' 9" x 9' 10" (3.58m x 3.00m) UPVC double glazed window to rear. Radiator. Laminate floor. Door to En-suite.

Landing
Loft access. Cupboard housing hot water tank. Laminate floor.

Cloakroom
6' 0" x 3' 4" (1.83m x 1.02m) UPVC double glazed window to front. W.C. Wash hand basin. Radiator. Tiled floor and walls.

Bedroom 2
12' 0" x 8' 4" (3.66m x 2.54m) UPVC double glazed window to front. Radiator. Laminate floor.

Entrance Hall
6' 7" x 3' 4" (2.01m x 1.02m) UPVC double glazed window to side. Radiator. Laminate floor. Staircase to first floor.

Living Room
15' 10" x 16' 0" (4.83m x 4.88m) UPVC double glazed window to front and side. Laminate floor. Feature fireplace. Radiator. Opening to dining room.

Kitchen
10' 8" x 6' 11" (3.25m x 2.11m) UPVC double glazed window to rear. Fitted with a range of wall and base units with worktop over incorporating a ceramic sink and drainer with mixer tap. Electric oven and hob with extractor hood. Tiled floor. Space for fridge freezer. Radiator.

Bathroom
7' 9" x 5' 1" (2.36m x 1.55m) UPVC double glazed window to rear. Paneled bath with shower screen and shower mixer tap. Radiator. Spot lights. Extractor fan. W.C. Wash hand basin.

Agents Note
The current annual service charge is £295 per annum.

Front Garden
Driveway leading to garage. Pathway leading to door.

Bedroom 3
8' 10" x 7' 2" (2.69m x 2.18m) UPVC double glazed window to front. Radiator. Laminate floor.

Location
Downham Market is a handsome Georgian and Victorian market town on the edge of the Norfolk Fens, sitting on the River Great Ouse. Its centre is built largely from distinctive black carrstone, earning it the nickname "the Gingerbread Town", and is anchored by a striking cast-iron clock tower dating from 1878. The town offers a genuinely useful day-to-day mix: a Tesco superstore, independent shops, cafés, banks, doctors' surgeries, dentists, and a weekly market that still trades on Fridays and Saturdays. For commuters, Downham Market railway station puts London King's Cross within around 1 hour 40 minutes, making it a popular choice for buyers wanting Fenland space with a fast line to the capital. The town has a leisure centre, a cinema, several well-regarded primary schools and Downham Market Academy for secondary education. Historically an agricultural centre and horse-fair town since medieval times, it grew rapidly with the arrival of the railway in the 1840s, and its heritage centre, "Discover Downham", tells the story of the town's Fenland past. It's an ideal base for those wanting easy access to King's Lynn (11 miles), the Norfolk coast, and the Cambridgeshire Fens, while enjoying strong local amenities on the doorstep.

This lovely link-detached house is in a lovely location within Downham Market. The property benefits from a welcoming living room with a feature fireplace and an opening onto the dining room. The dining room enjoys views of the rear garden with plenty of light from the patio doors. There is a modern kitchen plus the convenience of a downstairs cloakroom. On the first floor are 3 bedrooms the master having an en-suite shower room plus a family bathroom to serve the remaining bedrooms. Outside the rear garden is south facing and has a raised area with Astro turf plus a separate patio area to enjoy the outside space. There is both a garage and driveway parking to the front of the property allowing secure parking. Gas central heating and double glazing add comfort and improve the home's energy efficiency.











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Approximate total area(1)

804 ft²
74.9 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

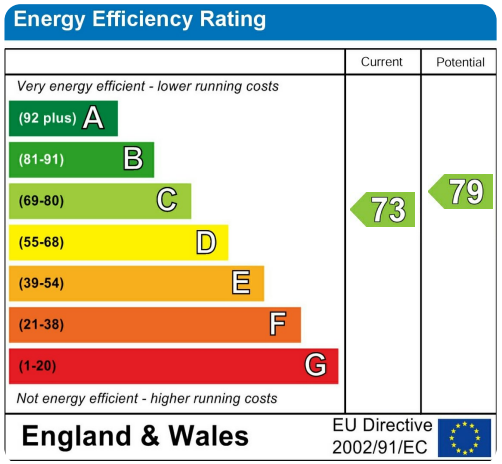
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - C



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.