





Felbrigg Road, Downham Market, PE38 9NX

welcome to

Felbrigg Road, Downham Market

Perfectly placed for family life, this beautifully presented home combines generous living space with a private garden designed for both relaxing and entertaining. Set within one of Downham Market's most popular residential areas, it enjoys excellent access to schools, amenities and transport links.

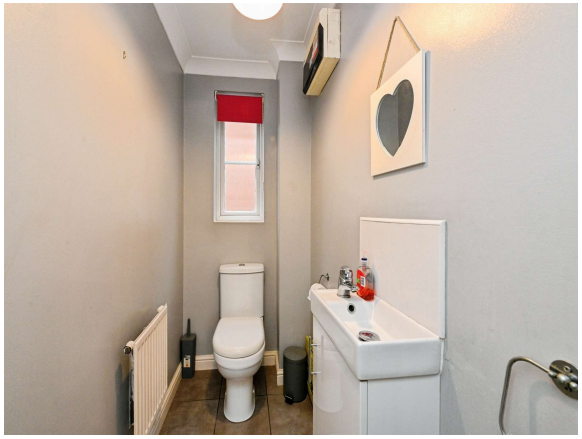












Accommodation:
Double-glazed entrance door to:

Entrance Hall
Door to the front. Stairs leading to the first floor landing.

Dining Room
Double-glazed windows to the front & side. Radiator.

Kitchen
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric double oven, electric hob with cooker hood over & integrated microwave. There is also a breakfast bar as well as space & plumbing for a dishwasher. Double-glazed window to the side.

Utility Room
Fitted with wall & base units with work surfaces over. Space for a fridge freezer, space & plumbing for a washing machine. Double-glazed door to the rear.

Cloakroom
Fitted with WC & wash hand basin. Double-glazed window to the rear.

Lounge
Double-glazed windows to the front & side. Radiator. Feature fireplace.

Conservatory
Of brick & uPVC construction. Double-glazed windows to the front & side. Radiator. Double-glazed French doors to the side.

First Floor Landing
Stairs from the entrance hall.

Bedroom One
Double-glazed window to the side. Built-in wardrobes. Radiator.

En Suite
Fitted with WC, wash hand basin & shower cubicle. Double-glazed window to the rear.

Bedroom Two
Double-glazed windows to the front & side. Built-in wardrobes. Radiator.

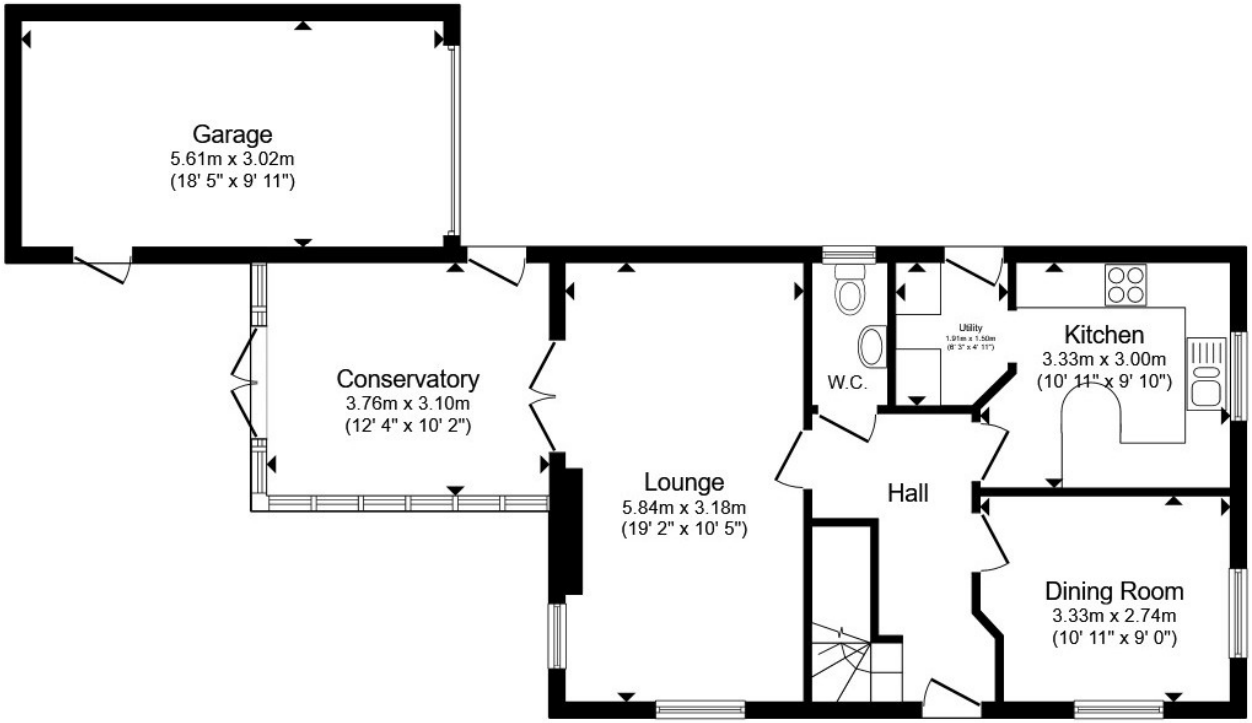
Bedroom Three
Double-glazed windows to the front & side. Radiator. Built-in storage cupboard.

Bedroom Four
Double-glazed window to the side. Radiator.

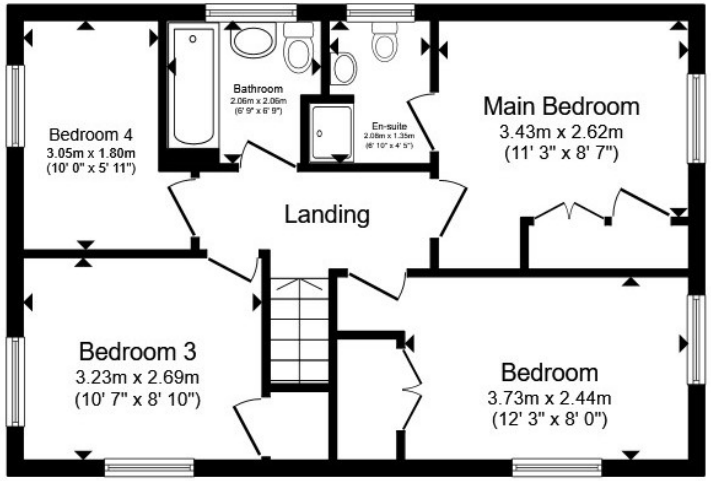
Bathroom
Fitted with WC, wash hand basin & bath. Radiator. Double-glazed window to the rear.

Outside
To the rear of the property, a brickweave driveway provides off-road parking for two cars & leads to the garage. The garden is fully enclosed by a brick wall & timber fencing, and is mainly laid to lawn alongside a patio area & raised decking area.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 133.0 m² (1,431 sq.ft.) approx

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.propertybox.io

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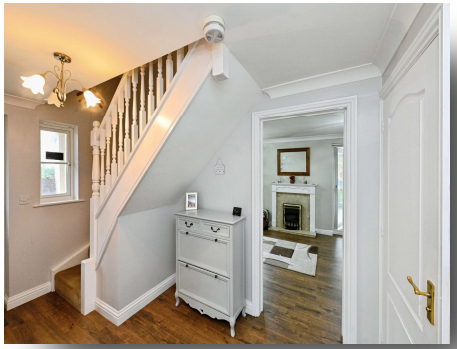
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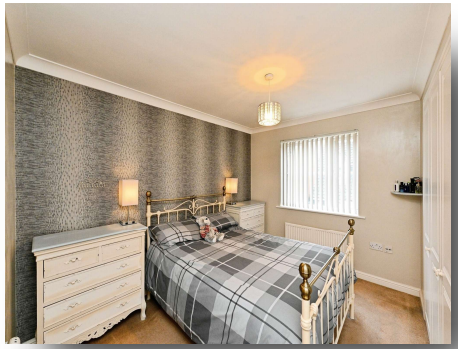
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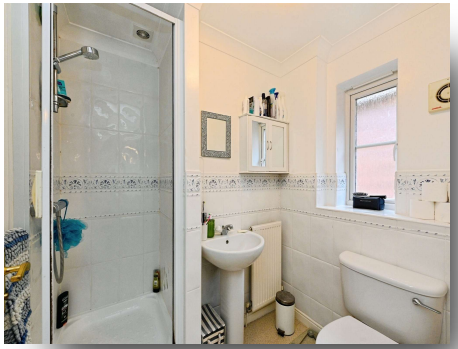
- Four bedroom detached family home
- Popular location
- Close to schools + amenities
- Kitchen with separate utility room
- Principal bedroom with en suite

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£350,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DHM113202 - 0002

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