



4 Bexwell Cottages Bexwell Road, Bexwell, Downham Market, PE38 9LT

£239,995

Bedrooms: 2 | Bathrooms: 1 | Receptions: 3

There are homes that tick boxes, and there are homes that quietly offer far more than you expect... this is very much the latter.

Positioned on Bexwell Road, just outside Downham Market, this semi detached cottage blends character, flexibility and proper usable space, the kind that evolves with you rather than boxing you in.

The entrance hall welcomes you in and leads through to a lovely lounge, where an exposed oak beam gives a nod to the cottage's origins and adds that warmth you simply cannot fake. From here, the layout flows into a separate dining room, ideal for everyday meals or something a little more social, with the kitchen tucked alongside, ready for a refresh to suit modern tastes.

There is also a wet room and a generous day room to the rear which works equally well as a third bedroom, home office or second sitting room, a genuinely useful space that gives this home its flexibility.

Upstairs, the cottage offers a surprisingly spacious double bedroom alongside a single bedroom, both full of character and natural light.

Outside, the property continues to impress. There is ample parking to the front and side, while the range of outbuildings will be a real draw. A large timber garage sits alongside a substantial workshop and an additional store, perfect for anyone who needs space for tools, projects or storage that most homes simply cannot offer.

The rear garden is a comfortable and usable size, with a greenhouse, vegetable plot and lawned area, offering the chance to enjoy a slower pace or grow your own.

With oil central heating and double glazing in place, the foundations are solid. Now it simply awaits someone with vision to bring it back to its best and write the next chapter of what is clearly a much loved home.

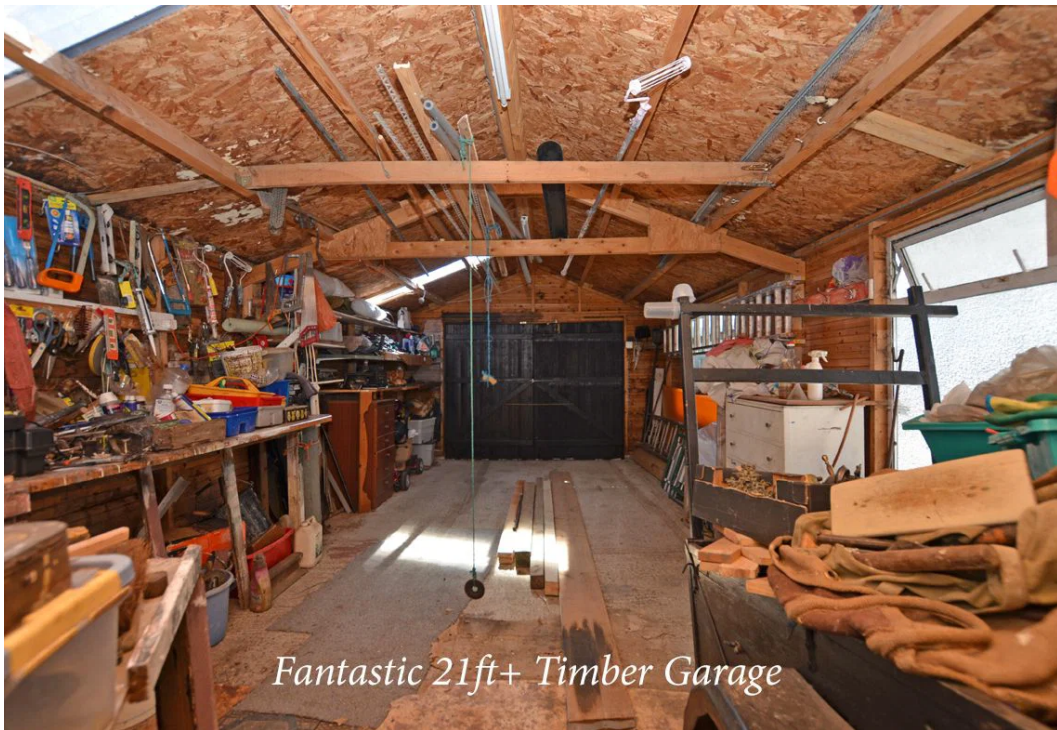
Tenure: Freehold

Property Type: Semi Detached House

- Extended cottage living
- two / Three bedrooms
- Exposed oak beam
- Flexible day room
- Ground floor wetroom
- Ample parking space
- Large timber garage
- Workshop & store
- Generous plot
- Fantastic opportunity

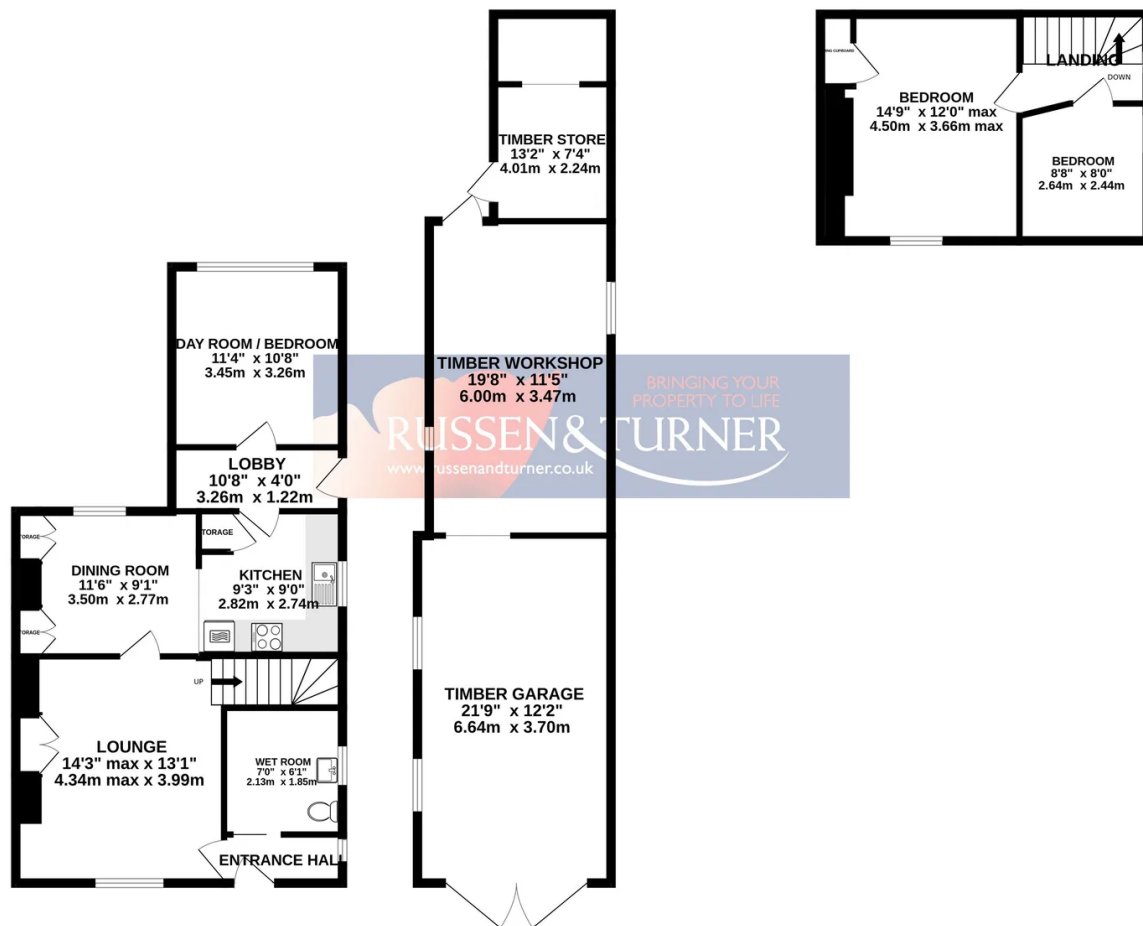
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
1212 sq.ft. (112.6 sq.m.) approx.

1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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