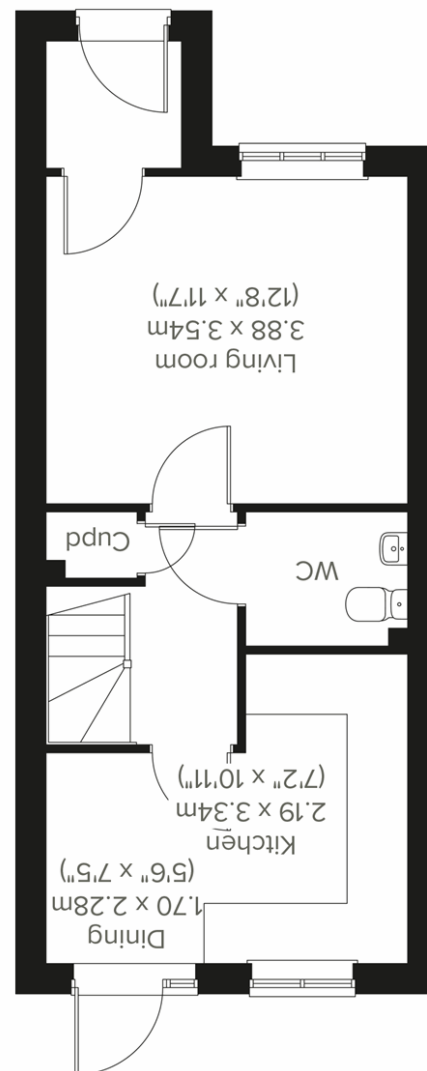


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19 Merlin Way
Downham Market, PE38 9FJ

£300,000

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Merlin Way

Downham Market, PE38 9FJ

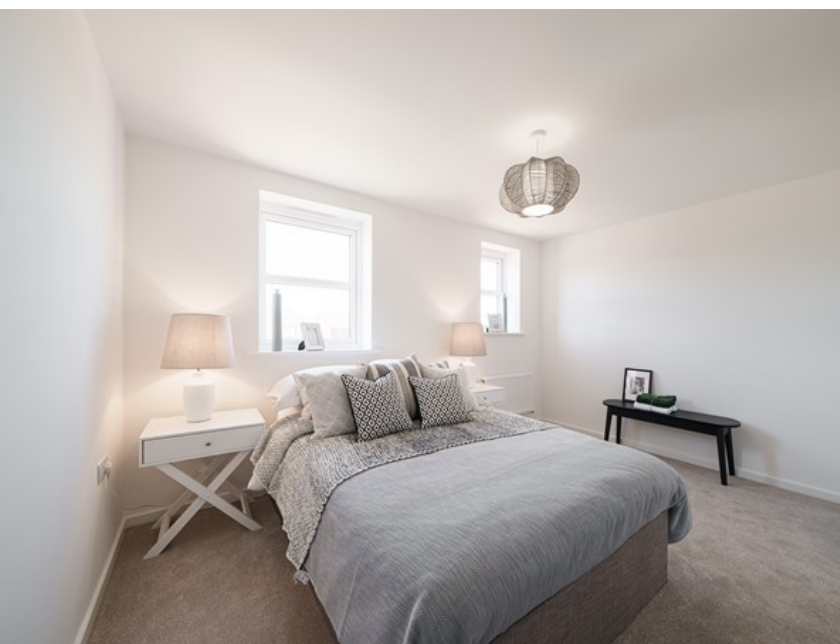
An attractive three-storey home, the Saunton has an open-plan kitchen/dining room, a living room and three bedrooms. The top floor bedroom has an en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking mean it's practical as well as stylish.

Downham Market has a good range of local shops, pubs, restaurants, and takeaways, in Market Square, High Street, and Bridge Street. A Tesco Superstore, Morrisons, and The Bridge Street Surgery are each just over a mile from The Willows. The Alive Downham Leisure Centre is also just over a mile from The Willows. Hillcrest Academy and Nelson Academy are the two primary schools, and for secondary education, Downham Market Academy also has a sixth form.

The information contained within these sales particulars should not be relied upon as statements or a representation of fact.

Prospective purchasers should note that any elevations, room sizes/layouts have been taken from plan and may vary as construction takes effect. Any plans shown are not to scale and are for guidance purposes only. Any specification shown is correct at the time of printing.

Please note a selection of images used are of other properties built by the developer.



Entrance Hall

Living Room

12' 8" x 11' 7" (3.86m x 3.53m)

Hallway

Cloakroom

Kitchen/Dining room

5' 6" x 7' 5" (1.68m x 2.26m) Dining Area 7' 2" x 10' 11" (2.18m x 3.33m) Kitchen

Bedroom 2

12' 8" x 11' 0" (3.86m x 3.35m)

Bedroom 3

12' 8" x 9' 5" (3.86m x 2.87m)

Bathroom

Bedroom 1

9' 3" x 13' 5" (2.82m x 4.09m)

En-suite

Agents Note:

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Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.