



10 Silt Road

Nordelph

Downham Market, PE38 0BW

Offers in Excess of £400,000



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# Silt Road

Nordelph, Downham Market, PE38 0BW

This modern detached house was constructed to a high standard in 2019 and is one of only five homes located on this small development in the village of Nordelph. The home has many luxury features including solar panels, quartz worktops, car charging point, underfloor heating and a lovely gazebo garden seating area. The accommodation includes an open plan kitchen, dining and family room as well as a living room, study, cloakroom and utility on the ground floor. On the first floor the master bedroom has a dressing room and En-suite and there are three further double bedrooms and a family bathroom. To the front is a parking area with side access to the rear west facing enclosed garden. A great family home which must be viewed to fully appreciate all it has to offer.



Composite Double Glazed Door To:

Entrance Hall

Luxury Vinyl Tiled Flooring. Panelling to wall. Staircase to first floor. Under stairs storage. Room thermostat. Spot lights. Alarm Keypad.

Office

8' 2" x 9' 4" (2.49m x 2.84m) UPVC double glazed window to front. Luxury Vinyl Tiled flooring. Spot lights. Room thermostat.

Cloakroom

3' 2" x 7' 4" (0.97m x 2.24m) UPVC double glazed window to side. WC. Wash hand basin within vanity unit. Wall paneling. Luxury Vinyl Tiled flooring. Extractor fan. Spot lights.

Living Room

14' 7" x 14' 1" (4.45m x 4.29m) UPVC double glazed doors to rear. Two UPVC double glazed windows to side. Television point. Room thermostat. Spot lights. Telephone point.

Kitchen/Dining/Family Room

23' 2" x 9' 6" (7.06m x 2.90m) UPVC double glazed window to front. Fitted with range of wall and base units with quartz worktops over incorporating a stainless steel sink with mixer tap. . Under unit lighting. Halogen hob. Extractor hood. Hotpoint double oven. Integrated dishwasher. Integrated fridge freezer. Luxury Vinyl Tiled flooring. Television point. UPVC double glazed windows to rear and side. Double patio doors to rear. Room thermostat. Spot lights. Door to utility room.  
11' 9" x 7' 0" (3.58m x 2.13m) : Family Room

Utility Room

6' 4" x 5' 10" (1.93m x 1.78m) UPVC double glazed window to front. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer. Space for washing machine. Consumer unit to cupboard. UPVC double glazed door to side. Alarm keypad.

First Floor Landing

UPVC double glazed window to side. Radiator: loft access. Room thermostat. Door to airing cupboard.

Bedroom 1

11' 6" x 9' 3" (3.51m x 2.82m) UPVC double glazed window to front. Radiator: Television point. Telephone point. Opening to dressing room.

Dressing Room

9' 0" x 5' 8" (2.74m x 1.73m) Double glazed skylights. Loft access. Door to En-suite.

En-suite

9' 1" x 5' 8" (2.77m x 1.73m) UPVC double glazed window to side. Tiled shower cubicle. Wash hand basin and W.C. within vanity unit. Heated towel rail. Extractor fan. Spot lights.

Bedroom 2

10' 1" x 14' 2" (3.07m x 4.32m) Two UPVC double glazed windows to rear. Television point. Telephone point. Two radiators.

Bedroom 3

8' 4" x 14' 2" (2.54m x 4.32m) UPVC double glazed window to front. Radiator: Telephone point. Television point.

Bedroom 4

11' 2" x 9' 4" (3.40m x 2.84m) Two UPVC double glazed windows to front. Radiator: Television point. Telephone point.

Bathroom

7' 11" x 8' 5" (2.41m x 2.57m) UPVC double glazed window to side. Tiled shower cubicle. Bath. W.C. & wash hand basin within vanity unit. Heated towel rail. Extractor fan. Spot lights.

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.