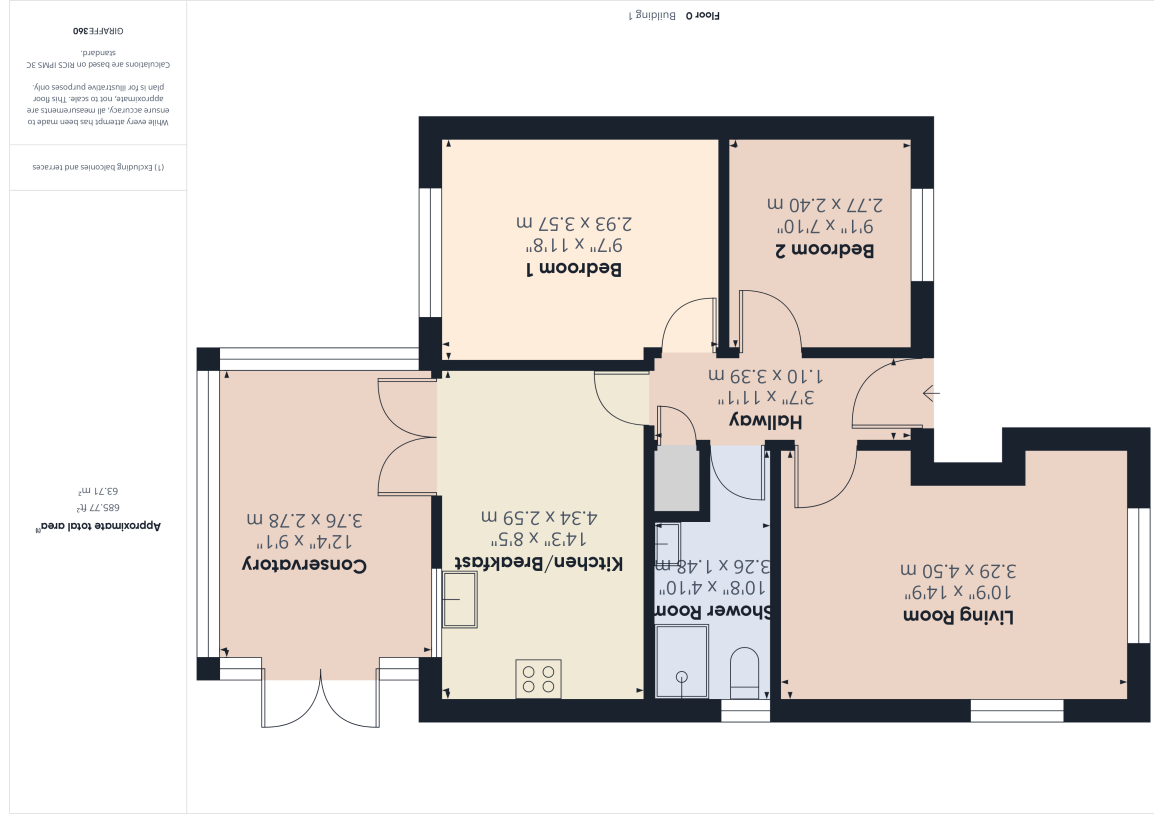
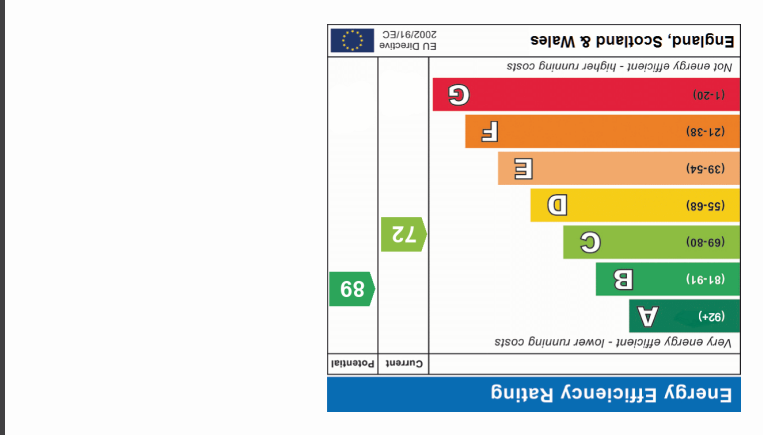


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12 Wayland Walk  
 Downham Market, PE38 9TE

£215,000

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# Wayland Walk

Downham Market, PE38 9TE

**EARLY VIEWING** is recommended on this **WELL PRESENTED** semi detached bungalow, located in a well established area of Downham Market with easy access to the town centre and all amenities. Accommodation comprises of 2 bedrooms, shower room, lounge, fitted kitchen, conservatory with French doors to garden, an enclosed rear garden, garage and driveway parking. The property benefits from double glazing and gas central heating.



Double Glazed Entrance Door to:

Entrance Hall

Access to loft space. Radiator. Door to airing cupboard. Doors to Lounge, Kitchen, Bedrooms & Shower Room.

Living Room

10' 9" x 14' 9" (3.28m x 4.50m) Double glazed window to front and side. Radiator. Television aerial.

Kitchen/Breakfast

14' 3" x 8' 5" (4.34m x 2.57m) Double glazed window to rear. Fitted with a range of wall and base units with work surface over and incorporating sink and drainer unit with mixer tap. Space for cooker with extractor over. Space for fridge/freezer and washing machine. Double glazed French doors to Conservatory.

Conservatory

12' 4" x 9' 1" (3.76m x 2.77m) Brick and UPVC double glazed construction. Power points. Light. Double glazed French doors to side/garden.

Bedroom 1

9' 7" x 11' 8" (2.92m x 3.56m) Double glazed window to rear. Built in wardrobe with power point. Radiator. Television aerial.

Bedroom 2

9' 1" x 7' 10" (2.77m x 2.39m) Double glazed window to front. Radiator. Built in wardrobe with power point. Television aerial.

Shower Room

10' 8" x 4' 10" (3.25m x 1.47m) Double glazed window to side. Fitted with a shower cubicle, wash hand basin and low level W.C. Radiator.

Outside - Front

To the front of the property is a gravelled garden with a pathway to the entrance door. A driveway to the side provides parking and leads to the Garage. A pedestrian gate leads to the rear of the property.

Garage

Up and over door. Power and light.

Outside - Rear

The rear garden is enclosed and is mainly laid to lawn with a variety of plants and shrubs to borders. A further area is defined as a vegetable garden with paving stones, two fruit trees and potting shed.

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.