9 Market Place, Downham Market
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19 Lavender Drive

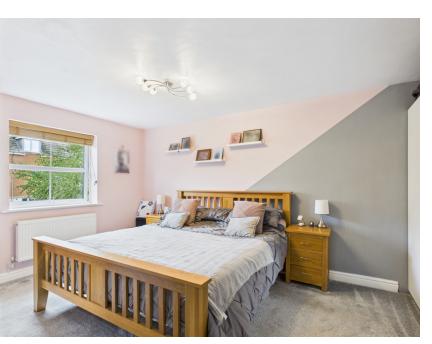
Downham Market, PE38 9UA

King& Partners
SALES LETTINGS MORTGAGES

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£460,000







Part Glazed Door To:

Entrance Hall

Staircase to first floor. Laminate floor. Concealed under-stairs storage. Ornate mosaic tiled feature wall.

Living Room

16' $6" \times 11'$ 11" (5.03m \times 3.63m) Two UPVC double glazed windows to front. Feature fireplace. Double doors to dining room.

Dining Room

10' 0" \times 17' 10" (3.05m \times 5.44m) Two UPVC double glazed patio doors to rear. Tiled floor. Opening to kitchen. Electric underfloor heating. Ornate tiled feature wall.

Kitchen

11' 0" x 15' 0" (3.35m x 4.57m) UPVC double glazed windows to rear & side. Door to side. Two roof Velux windows. Fitted with a range of wall and base units with quartz worktop and inset sink. Double integrated dishwasher. Space for American style fridge freezer. Range style cooker with 7 ring gas hob. Extractor hood. Water softener. Ornate tiled feature wall. Electric underfloor heating.

Utility/Cloakroom Room

5' 5" \times 8' 7" (1.65m \times 2.62m) UPVC double glazed window to side. Fitted with a range of wall and base units . Butler style sink Space for washing machine. Consumer unit. W.C. Luxury Vinyl Tiled Flooring. Spot lights.

Sitting Room

16' 7" \times 11' 7" (5.05m \times 3.53m) Two UPVC double glazed windows to front. UPVC double glazed window to rear Electric underfloor heating.

Landing

UPVC double glazed window to front. Radiator. Loft hatch.

Bedroom

15' $5\text{"}\times9\text{'}$ 4" (4.70m \times 2.84m) UPVC double glazed window to rear Radiator.

En-suite

6' 9" \times 5' 6" (2.06m \times 1.68m) UPVC double glazed window to rear W.C. and wash hand basin within vanity unit. Shower cubicle. Heated towel rail. Tiled floor

Bedroom 2

13' 11" \times 8' 3" (4.24m \times 2.51m) UPVC double glazed window to rear.

Bedroom 3

10" 10" \times 12' 5" (3.30m \times 3.78m) Two UPVC double glazed windows to front. Radiator. Fitted wardrobe.

Bedroom 4

Bathroom

10' 4" x 10' 9" (3.15m x 3.28m) Two UPVC double glazed windows to front.

Radiator: Fitted wardrobe.

6' 9" \times 6' 10" (2.06m \times 2.08m) UPVC double glazed window to rear. P-shaped bath with shower over W.C. and wash hand basin within vanity unit. Heated towel rail. Tiled floor:

Double Garage

16' $6" \times 17'$ 0" (5.03m \times 5.18m) Two Electric doors. Pedestrian door. Window. Power and light.

Front Garden.

Block paved drive leading to a double garage. Gated to rear garden. Pathway leading to front entrance. Astro turf border:

Rear Garden

Mainly laid with Astro turf for ease of maintenance. Raised beds edged with sleepers and mature planting. Large patio entertainment area with an elegant pergola.

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.