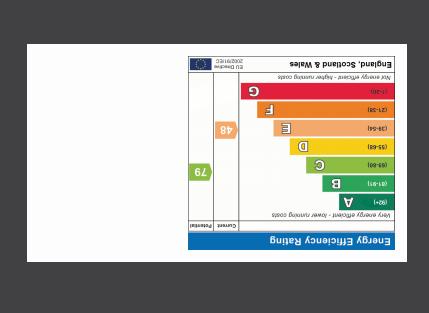
info@kingpartners.co.uk 61366 385588 **LE38 3DC** 9 Market Place, Downham Market









40 High Street

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Entrance Hall

8' 4" \times 9' 11" (2.54m \times 3.02m) Parquet floor. Staircase to first floor. Radiator. Circular window.

Living Room

18' 5" \times 12' 8" (5.61 m \times 3.86m) Two UPVC double glazed windows to front. Wood burning stove within stone hearth. Two radiators. Parquet flooring. Beamed ceiling.

Snug

10' 0" \times 12' 3" (3.05m \times 3.73m) UPVC doube glazed window to front. Parquet flooring. Feature fireplace. Radiator. Beamed ceiling.

Kitchen/Dining Room

14' 5" \times 16' 1" (4.39m \times 4.90m) UPVC double glazed window to rear and side. UPVC Double glazed patio door. Fitted with base units with marble worktop over. Ceramic butler sink with mixer tap. Seven ring gas hob and oven. Tiled floor. Space for dishwasher. Space for fridge. Radiator.

Utility

 8^{\prime} 7" \times 4 $^{\prime}$ 7" (2.62m \times 1.40m) Tiled floor. Door to rear Pantry cupboard. Ceramic sink. Space for washing machine and tumble dryer.

Cloakroom

5' 3" \times 3' 2" (1.60m \times 0.97m) W.C. Wash hand basin.

Hall

 $3\,\mbox{'}\,2\,\mbox{''}\,\times\,5\,\mbox{''}\,I\,I\,\mbox{''}$ (0.97m \times 1.80m) Staircase to first floor.

Living Room/Bedroom

13' 11" x 24' 4" (4.24m x 7.42m) Kitchen/Living Room/Bedroom. Two double glazed windows to rear. Two storage cupboards. Radiator. Loft access.

Kitchen

Velux style window. Fitted with base units with worktop over incorporating a ceramic sink with mixer tap. Hob & oven. Panelled wall.

En-suit

5' II" \times 6' 3" (I.80m \times 1.91m) Velux style double glazed window. Shower cubicle. W.C. Wash hand basin. Plumbing for washing machine.

Upper Hallway

23' $10"\times2'$ 10" (7.26m \times 0.86m) Ceiling Beam. Circular window.

Bedroom I

9' 6" \times 13' 2" (2.90m \times 4.01m) UPVC double glazed window to front. Radiator Two fitted cupboards.

Bedroom 2

7' 8" \times 10' 1" (2.34m \times 3.07m) UPVC double glazed window to front. Radiator Fitted cupboard.

LIBVC doub

UPVC double glazed window to front. Radiator.

Bathroom

9' 4" \times 7' 3" (2.84m \times 2.21m) UPVC double glazed window to front. Shower cubicle. Bath with shower mixer tap. W.C. Airing cupboard. Wash hand basin. Radiator.

Outside

To the front of the property is mainly laid to gravel. Offering parking for 2--3 cars.

To the rear is an extensive patio entertainment area with mature planting and a wooden 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.