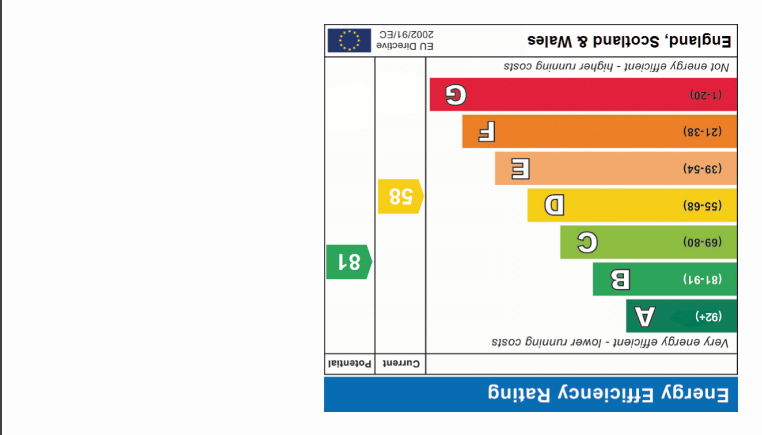




King & Partners

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27 Lynn Road
Downham Market, PE38 9NJ

£265,000

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Lynn Road

Downham Market, PE38 9NJ

Welcome to this charming Grade II Listed three-bedroom terraced house, perfectly situated in the heart of the town. This delightful property combines historic character with modern convenience, offering a unique and comfortable living experience for families and professionals alike. With its prime location, spacious interiors, and appealing features, this home is a rare find in today's market. As you step inside, you are greeted by a welcoming living room that effortlessly blends period features with contemporary style. The adjacent dining room provides an ideal space for entertaining guests or enjoying family meals in a cosy yet elegant setting. The extended kitchen/dining room is a true highlight of this home, designed to cater to modern lifestyles. Whether you're preparing everyday meals or hosting dinner parties, the open-plan layout allows for seamless interaction and flow between spaces. Upstairs, you will find three bedrooms, each offering comfortable accommodation. The family bathroom is tastefully updated plus there is a downstairs cloakroom for added convenience. Additionally, the presence of a cellar provides valuable extra storage space. Outside, the enclosed rear garden is a tranquil retreat where you can unwind, dine alfresco, or let the children play safely. Moreover, the property benefits from off-road parking, a coveted feature in this town location, ensuring your vehicle is secure and easily accessible.



Part Glazed Door To:

Dining Room

14' 9" x 8' 8" (4.50m x 2.64m) Door to cellar: Radiator: Window to rear:

Kitchen/Diner

Door to side. Two velux style roof windows. Two window to side. Patio doors to rear garden. Underfloor heating. Fitted with a range of wall and base units with worktop over incorporating a ceramic sink and drainer: Electric oven and hob with extractor fan. Integrated dishwasher: Space for washing machine. Integrated fridge freezer: Spot lights.

Living Room

11' 7" x 10' 7" (3.53m x 3.23m) Window to front. Feature fireplace. Radiator: Steps to dining room.

Rear Hall

9' 1" x 4' 1" (2.77m x 1.24m) Under stairs. Radiator: Staircase to first floor:

Cloakroom

4' 3" x 4' 0" (1.30m x 1.22m) Wash hand basin within vanity unit. W.C.

Landing

4' 7" x 4' 11" (1.40m x 1.50m) Steps to bedroom 1 . Cupboard. Loft access.

Bedroom 1

11' 9" x 10' 9" (3.58m x 3.28m) Two windows to front. Radiator:

Bedroom 2

8' 6" x 9' 11" (2.59m x 3.02m) Window to rear: Radiator:

Bedroom 3

8' 7" x 8' 6" (2.62m x 2.59m) Max. Window to rear: Radiator:

Bathroom

5' 6" x 6' 3" (1.68m x 1.91m) Bath with shower screen and electric wall mounted shower: Wash hand basin. W.C. Heated towel rail. Spot lights.

Cellar

11' 2" x 9' 9" (3.40m x 2.97m) Power and light.

Rear Garden

Mature garden with a generous patio area. Pathway leading to rear garden area laid to lawn with mature planting and storage sheds. Rear gate to off road parking.

Off Road Parking

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.