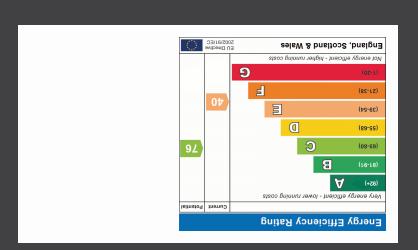
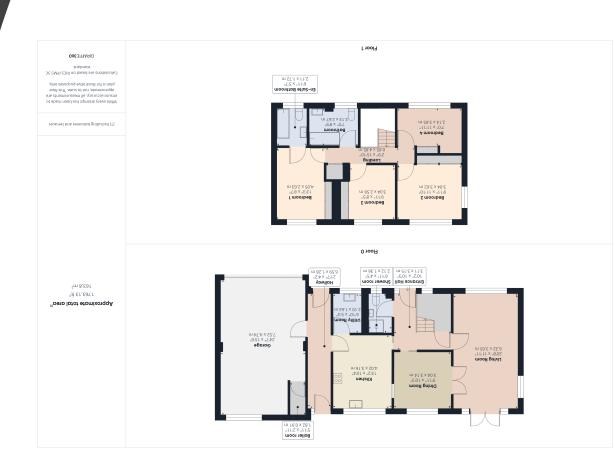
9 Market Place, Downham Market PE38 9DG 01366 385588 info@kingpartners.co.uk





Boughton



info@kingpartners.co.uk



£500,000







Entrance Hall

 10° 2" \times 10° 3" (3.10m \times 3.12m) Radiator. Stairs to first floor. Understairs cupboard. Doors to all major rooms.

Downstairs WC/ Shower Room

6' 11" \times 4' 5" (2.11m \times 1.35m) WC. Wash hand basin. Enclosed shower area. Part tiled surround. Radiator. Window to the front.

Living Room

20' 8" \times 11' 11" (6.30m \times 3.63m) Double glazed windows to the front & side. Double patio doors to rear garden. Double internal glazed doors to dining room. Two Radiators. TV point.

Dining Room

10' 3" \times 9' 11" (3.12m \times 3.02m) Double glazed window to the rear Radiator. Serving hatch. Door to entrance hall.

Kitchen

 13° 2" \times 10° 4" (4.01m \times 3.15m) Double glazed window to rear. Serving hatch to dining area. A mixture of wall and base units. Electric hob and oven. Tiled splash back walls. Spaces for fridge/freezer and dishwasher. One and a half bowl sink an drainer with rinser area. Door to utility room. Radiator.

Utility Room

6' 10" \times 5' 4" (2.08m \times 1.63m) Radiator. Window to the front. Sink and rinser area. Space for washing machine. Wall and base unit.

Inner Hallway

21' 7" \times 4' 2" (6.58m \times 1.27m) Doors to front and rear garden. Door to integral garage. Power points.

Garage

24' $7'' \times 15'$ 6" $(7.49m \times 4.72m)$ Power points. Up and over garage door. Window to the rear Oil tank is currently housed in the garage. Door to boiler cupboard.

Boiler cupboard

5' I I " \times 2' I I " (I.80m \times 0.89m) Housing the oil boiler.

First Floor Landing

15' 10" \times 2' 9" (4.83m \times 0.84m) Window over landing area.

Redroom One

13' 3" \times 8' 7" (4.04m \times 2.62m) Radiator. Double glazed window to the rear. Built in wardrobes. Door to En-suite bathroom.

En-suite

6' 11" \times 5' 7" (2.11m \times 1.70m) WC. Panelled bath. Heated towel rail. Wash hand basin. Double glazed window to the front.

Bedroom Two

11' 10" \times 9' 11" (3.61m \times 3.02m) Radiator. Dual aspect double glazed windows to the rear and side of the property. Radiator. 2 built in wardrobes.

Bedroom Three

9' I I" \times 8' 5" (3.02m \times 2.57m) Double glazed window to the rear Radiator Double built in wardrobe.

Bedroom Four

Family Bathroom

11' 11" \times 7' 0" (3.63m \times 2.13m) Radiator. Double glazed window to the front. Built in wardrobe.

front of the property. WC. Wash hand basin. Tiled surround. Radiator.

Front & Rear Garden
A long driveway leading up to the property. The garden part is mostly laid to

lawn with trees and shrubbed areas. Parts are enclosed with fence panels.

8' 9" \times 7' 0" (2.67m \times 2.13m) Panelled bath. Double glazed window to the

The rear garden is mostly laid to lawn with tree and shrubs surrounding Small patio area. Large timber based shed to the side of the garage.

Disclaimen

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.