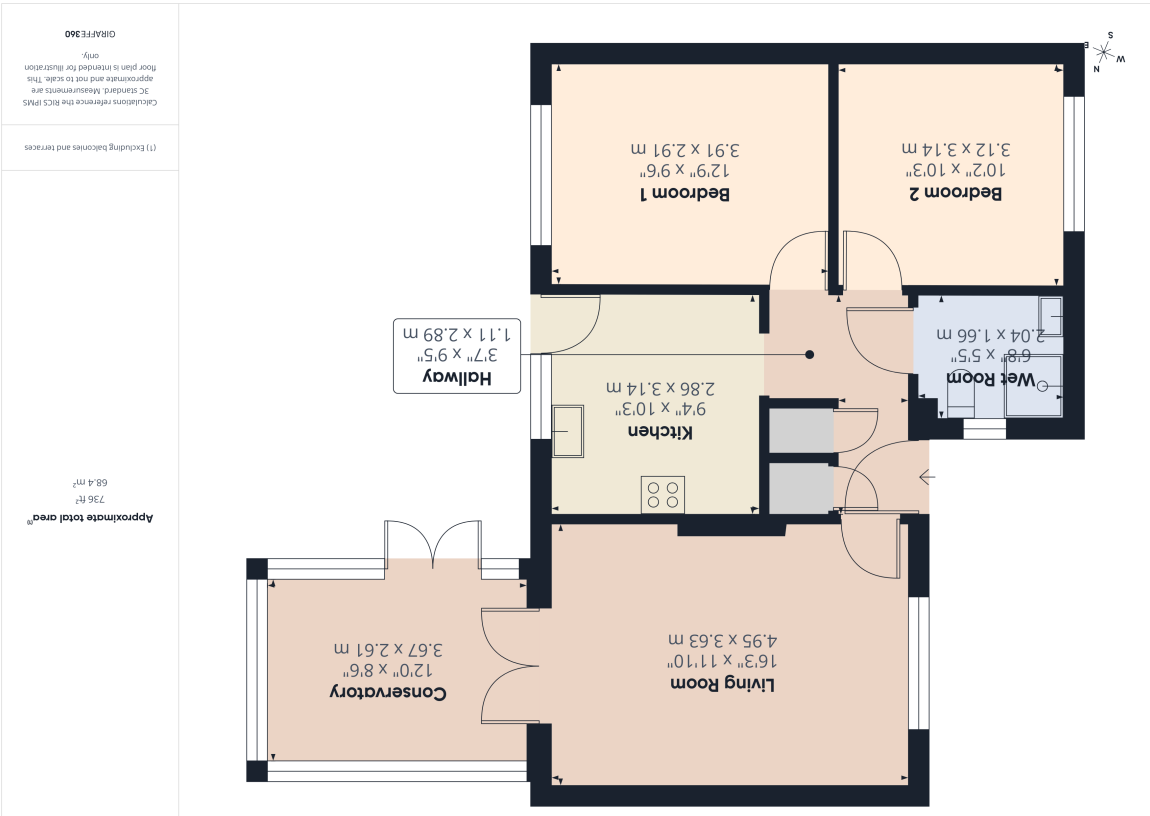
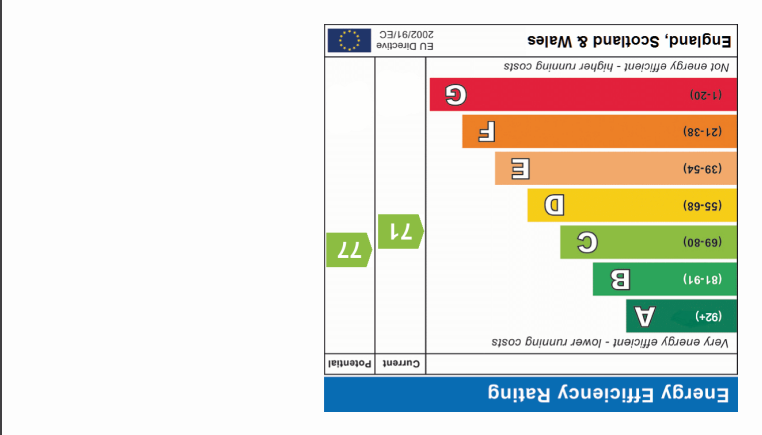


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23 Tinkers Way  
Downham Market, PE38 9TQ

£280,000

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# Tinkers Way

## Downham Market, PE38 9TQ

This lovely detached bungalow is situated within a popular area of Downham Market. The living room has a feature fireplace to add warmth and a lovely focal point to the room. There are double patio doors that take you through to a conservatory which over looks the rear garden. The fitted kitchen has a breakfast bar and plenty of storage space. The master bedroom overlooks the rear garden and there is a second bedroom with fitted wardrobes. The modern wet room is well positioned to serve the bungalow and it benefits from an easy access shower. To the rear is an enclosed garden with a patio area, mature planted borders and a lawn. To the front of the property is a driveway leading to the garage and a path leading to the front of the property.



Part Glazed Door To:

Hallway

Radiator. Loft access. Storage cupboard housing hot water cylinder.

Living Room

16' 3" x 11' 10" (4.95m x 3.61m) UPVC double glazed window to front. Feature fireplace. Radiator. Patio door to conservatory.

Conservatory

12' 0" x 8' 6" (3.66m x 2.59m) UPVC double glazed and rick construction. Ceiling fan. Patio doors to rear garden.

Kitchen

9' 4" x 10' 3" (2.84m x 3.12m) UPVC double glazed window to rear. Door to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Under unit lighting. Integrated double oven, hob & extractor fan. Space for washing machine and fridge freezer. Breakfast bar seating area. Radiator. Tiled floor. Spot lights.

Bedroom 1

12' 9" x 9' 6" (3.89m x 2.90m) UPVC double glazed window to front. Radiator.

Bedroom 2

10' 2" x 10' 3" (3.10m x 3.12m) UPVC double glazed window to rear. Radiator.

Wet Room

6' 8" x 5' 5" (2.03m x 1.65m) UPVC double glazed window to side. Shower cubicle. Wash hand basin. W.C. Radiator. Extractor fan. Spotlights.

Garden

Patio area. Lawn. Borders with mature planting.

Front Garden

Pathway leading to front door. Driveway leading to garage.

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.