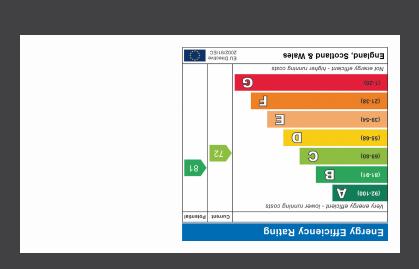
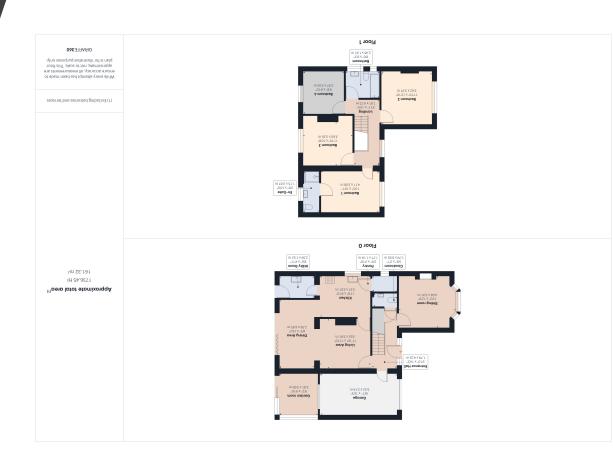
9 Market Place, Downham Market PE38 9DG 01366 385588 info@kingpartners.co.uk









7 St Edmunds Road

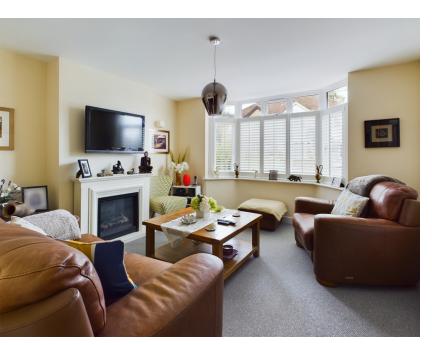
Downham Market, PE38 9LP

King&Partners

SALES LETTINGS MORTGAGES









Entrance Hall

Composite double glazed door to front. Two windows to front. Radiator. Brushed chrome power points & sockets. Alarm keypad. Stairs to first floor. Oak doors to sitting room, cloakroom and living room.

Sitting room

 $4.04m \times 3.91m$ (13' 3" \times 12' 10") Bay window to front with shutters. Electric fireplace. Radiator. Three wall lights. Television & telephone points.

Wash hand basin to vanity unit. W.C. Radiator. Laminate flooring.

Open Plan Living/Dining room & Kitchen

Living area

 $3.62m \times 3.61m$ (11' 11" x 11' 10") Laminate flooring. Spot lights. Television point. Opening to dining area. Door to kitchen.

 $4.95 \,\mathrm{m} \times 2.59 \,\mathrm{m}$ (16' 3" \times 8' 6") Bi-folding double glazed doors to rear garden. Vaulted ceiling with two double glazed Velux windows. adiator. Spot lights. Laminate flooring. Opening to kitch

Kitchen

 $3.57m \times 3.01m$ (11' 9" x 9' 11") Units at base and wall level. Two built in Neff slide & hide electric ovens. Built in hob with extractor hood over. Ceramic sink and drainer with mixer tap. Integrated dishwasher, full height fridge and freezer. Window to side. Radiator. Laminate flooring. Doors to walk in pantry and utility room.

2.59m x 1.52m (8' 6" x 5' 0") Units at base and wall level. Ceramic sink and drainer with mixer tap. Space for washing machine and tumble drier. Plate rack. Extractor fan. Spot lights. UPVC double glazed door to rear. Radiator.

Walk in Pantry

2.59m x 1.52m (8' 6" x 5' 0") Cupboard at base level. Shelving. Window to side. Vaillant gas boiler. Laminate flooring.

First Floor Landing

Window to front. Radiator. Loft access with ladder. Spot lights.

4.11m \times 3.08m (13' 6" \times 10' 1") Window to front. Loft access. Radiator. Television point. Door to en-suite.

 $3.07m \times 1.15m (10' 1" \times 3' 9")$ Double width tiled shower cubicle. Hand wash basin to vanity unit. W.C. Tiled floor. Window to rear. Extractor fan. Heated towel rail. Spot lights.

Bedroom 2

 $3.62m \times 3.91m$ (11' 11" x 12' 10") Window to front. Radiator. Television point.

Bedroom 3

3.63m x 3.26m (11' 11" x 10' 8") Window to rear. Radiator. Television point. Shelving to recess.

 $3.02m \times 2.97m$ (9' 11" x 9' 9") Window to rear. Radiator. Shelving units. Television point.

 $2.45 \text{m} \times 1.91 \text{m}$ (8' 0" x 6' 3") Bath with shower over and screen. W.C. Hand wash basin. Heated towel rail. Two windows to side. Tiled floor. Spot lights. Extractor fan. Shaver point.

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