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King & Partners



7 St Edmunds Road
Downham Market, PE38 9LP

£475,000

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St Edmunds Road

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This mature detached house was extended and fully renovated by local developers in 2018 giving this home a modern contemporary look throughout. Located on a small cul-de-sac of properties and only a short walk from the town centre and mainline train station which has connections to Cambridge and London. Inside there is an entrance hall, sitting room, open plan living, dining and kitchen with bi-folding doors to the garden. On the first floor there are 4 double bedrooms with an en-suite shower room and family bathroom. The kitchen has Neff oven's and an integrated fridge, freezer and dishwasher as well as a walk-in pantry and a utility room. The home benefits from gas central heating and UPVC double glazing which were newly installed as part of the renovation. Outside is a gravel drive to the front providing parking and giving access to the integral garage which has an electric roller door. Access to the side leads to the rear where there is a lovely outdoor garden room, and landscaped garden with patio area which is enclosed and West facing. A lovely home in excellent order which must be viewed to fully appreciate all it has to offer.



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

Cloakroom

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

Open Plan Living/Dining room & Kitchen

Living area

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

Dining area

4.95m x 2.59m (16' 3" x 8' 6") Bi-folding double glazed doors to rear garden. Vaulted ceiling with two double glazed Velux windows. Radiator: Spot lights. Laminate flooring. Opening to kitchen.

Kitchen

3.57m x 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.

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.

Bedroom 1

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

En-Suite

3.07m x 1.15m (10' 1" x 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 x 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.

Bedroom 4

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

Bathroom

2.45m x 1.91m (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 first instance.

