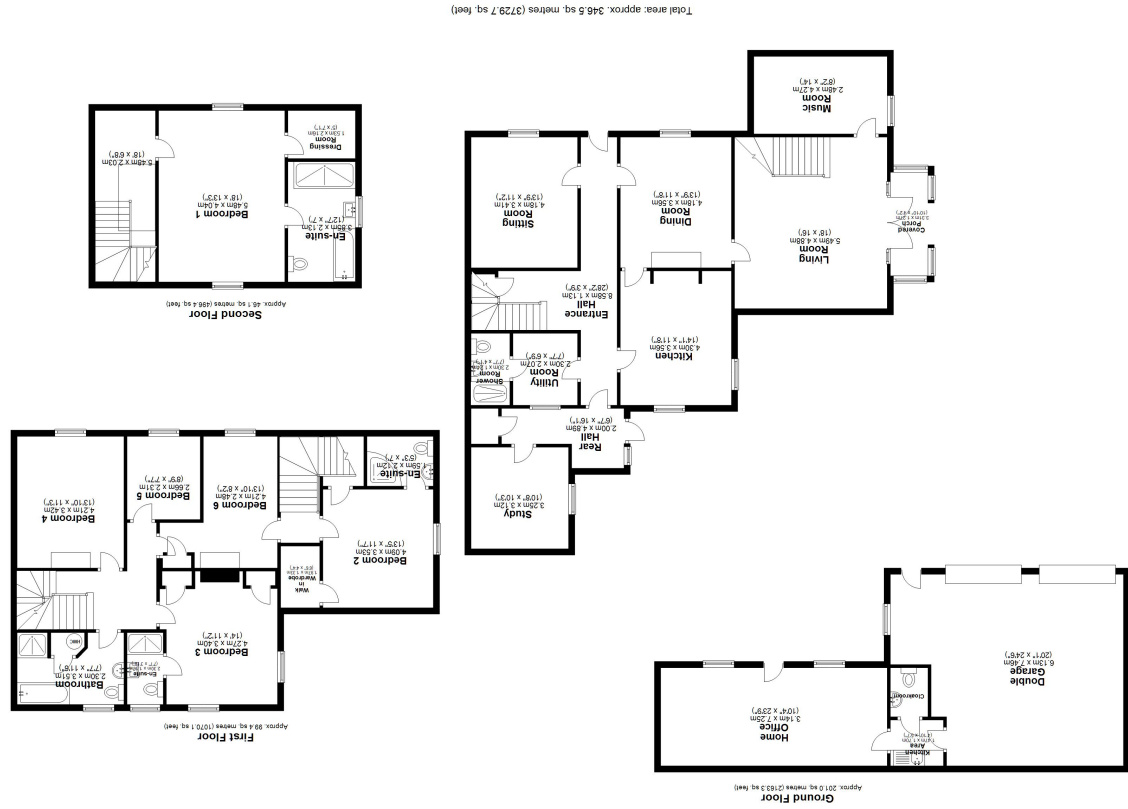
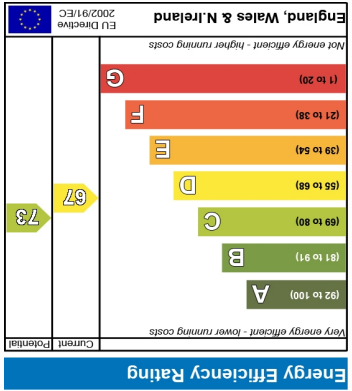


## 9 Market Place, Downham Market

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SALES • LETTINGS • MORTGAGES

King & Partners



19 Railway Road  
Downham Market, PE38 9DX

£650,000



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# Railway Road

Downham Market, PE38 9DX

This superb 6 bedroom detached period house is offered to the market in **EXCELLENT CONDITION**, having undergone **EXTENSIVE RENOVATIONS** and **ADDITIONAL BUILDINGS** including a newly built double garage and home office (2010) as well as a new roof and loft conversion in 2015 and a recent timber car port/outdoor covered seating area. The property offers a vast level of accommodation which has been fully modernised whilst retaining period features with quality fittings, decoration and flooring throughout. For it's age, the energy efficiency is "state of the art" with Solar PV providing low cost electricity and a feed-in tariff with newly installed air source heat pumps, generating low cost energy with a £1465 annual payment with six years remaining. Located close to the town centre and main line train station with connections of Ely, Cambridge & London. An opportunity to purchase a great traditional family home, including the latest modern technology, with a South facing, electrically gated, landscaped garden.







- Superb Detached Period House
- Home Office, Kitchenette & Cloakroom
- 6 Bedrooms, 3 En Suites & Family Bathroom
- 4 Reception Rooms, Study & Ground Floor Shower Room
- Kitchen/Breakfast Room & Utility Room
- Double Garage with Electric Doors
- Air Source Heat Pump Central Heating with RHI Payments of £1465 per year
- Solar Panels with Feed In Tarriff
- Landscaped Garden, Car Port & Outdoor Seating Area
- Short Walk to Mainline Station (Cambridge 35 mins./London 1 hr. 35 mins.)





Double Glazed Entrance Door to:

Entrance Hall

Alarm keypad. Tiled floor. Radiator. Dado rail & cornice. Stairs to first floor with storage cupboard under. Doors to Sitting Room, Dining Room, Kitchen and Utility Room. Part glazed door to Rear Hall.

Sitting Room

13' 9" x 11' 2" (4.19m x 3.40m) Double glazed window to front. Original fireplace with decorative tiled inserts. Radiator. Television and telephone points. Cornice and ceiling rose.

Dining Room

13' 9" x 11' 8" (4.19m x 3.56m) Double glazed window to front. Camaro vinyl flooring. Television and telephone points. Heating controls. Radiator. Cornice and ceiling rose. Doors to Living Room & Kitchen.

Kitchen

14' 1" x 11' 8" (4.29m x 3.56m) Double glazed window to side and rear. Fitted with a range of oak wall units, glazed units and base units with under unit lighting, granite worktop over and incorporating stainless steel sink and drainer unit with mixer tap. Rangemaster electric oven with five ring gas hob and griddle plate. Integrated Bosch dishwasher. Two integrated larder fridges. Camaro vinyl flooring. Brushed chrome sockets and power points. Television point. Radiator.

Utility Room

7' 7" x 6' 9" (2.31m x 2.06m) Fitted with a range of oak wall and base units with worktop over. Shelving. Space for washing machine and tumble dryer. Space for two freezers. Door to Shower Room.

Shower Room

7' 7" x 4' 1" (2.31m x 1.24m) Fitted with a double width shower cubicle with wet walls, Heritage style wash handbasin and high flush w.c. Camaro vinyl flooring. Radiator. Extractor fan.

Rear Hall

Double glazed window and door to Courtyard, storage shelving and Camaro vinyl flooring. Door to storage cupboard. Radiator. Door to Study.

Study

10' 11" x 10' 3" (3.33m x 3.12m) Double glazed window to side. Radiator. Heating controls. Access to loft space.

Living Room

20' 7" x 16' 0" (6.27m x 4.88m) Exposed brick feature wall. Two radiators. Heating controls. Television point. Stairs to first floor. Half glazed door to Music Room. Double doors to Covered Porch.

Music Room

14' 0" x 8' 2" (4.27m x 2.49m) Double glazed window to side. Shelving unit. Radiator. Access to loft space.

Covered Porch

10' 10" x 4' 2" (3.30m x 1.27m) Tiled floor. Views over garden.

First Floor Landing

Dado Rail. Heating controls. Stairs to second floor. Doors to Bedrooms & Bathroom. Door to Second Landing.

Second Landing

Door to Bedroom 2.

Bedroom 2

13' 5" x 11' 7" (4.09m x 3.53m) Double glazed window to side. Door to walk in wardrobe. Fitted wardrobe to recess. Radiator. Exposed beams. Door to En Suite.

En Suite Shower Room

7' 8" x 6' 10" (2.34m x 2.08m) Double glazed skylight window. Fitted with a quadrant shower cubicle, wash handbasin and low level w.c. Heated towel rail. Wood effect flooring. Extractor fan.



Bedroom 3

14' 1" x 11' 2" (4.29m x 3.40m) Double glazed window to rear and side. Two built in wardrobes. Telephone point. Radiator. Door to En Suite.

En Suite Shower Room

Double glazed window to rear. Fitted with a double width shower cubicle, wash handbasin and low level w.c. Heated towel rail. Extractor fan. Shaver point and light.

Bedroom 4

13' 10" x 11' 3" (4.22m x 3.43m) Double glazed window to front. Cast iron fireplace (not used). Book shelving. Radiator.

Bedroom 5

8' 9" x 7' 8" (2.67m x 2.34m) Double glazed window to front. Television point. Radiator.

Bedroom 6

13' 10" x 6' 7" plus recess (4.22m x 2.01m) Double glazed window to front. Cast iron fireplace with decorative tiled insert (not used). Radiator. Door to built in cupboard.

Family Bathroom

11' 3" x 7' 7" (3.43m x 2.31m) Double glazed window to rear. Fitted with a panelled bath with mixer shower attachment, double width tiled shower cubicle, wash handbasin and low level w.c. Door to airing cupboard. Heated towel rail. Wood effect flooring. Extractor fan.

Second Floor Landing

Dado rail. Recessed shelving. Door to Master Bedroom.

Master Bedroom

18' 0" x 13' 3" (5.49m x 4.04m) Double glazed window to front and rear. Two radiators. Exposed beams. Room thermostat. Doors to Walk-In Wardrobe (6'5" x 5'5") & En Suite.

En Suite Bathroom

12' 3" x 6' 5" (3.73m x 1.96m) Double glazed window to side. Fitted with a double ended bath with mixer shower attachment, double width tiled shower cubicle, Heritage wash handbasin and w.c. Radiator. Extractor fan. Wood effect flooring.

Double Garage

20' 5" x 20' 3" (6.22m x 6.17m) Twin electric up and over doors. Double glazed window to side. Power and light. Electric car charge point. Tesla Powerwall (available by separate negotiation). Access to loft space. Door to Kitchen Area.

Kitchen Area

Fitted with a wall and base cupboard. Stainless steel sink and drainer unit. Water heater. Space for fridge. Doors to Cloakroom & Home Office.

Cloakroom

Fitted with a wash handbasin and low level w.c. Heated towel rail. Extractor fan.

Home Office

23' 9" x 10' 4" (7.24m x 3.15m) Double glazed door and two double glazed windows to front. Telephone and speaker points. Wood effect flooring. Air conditioning unit.

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.

