



SALES • LETTINGS • MORTGAGES
King & Partners



60 Wimbotsham Road
 Downham Market, PE38 9PE

£250,000

King & Partners
 SALES • LETTINGS • MORTGAGES



Wimbotsham Road

Downham Market, PE38 9PE

This lovely semi detached house is situated in Downham Market close to shops and local services including a mainline rail link to Ely, Cambridge and London. The property has a spacious lounge leading through to the modern kitchen/diner. An extension has been built providing a utility room and downstairs cloakroom. On the first floor there are three bedrooms two of which benefit from fitted wardrobes and storage plus a family bathroom. Outside to the rear is an enclosed garden with a patio, a path provides access to the front driveway. To the front of the property is a gravelled frontage with a low perimeter wall. A lovely opportunity for someone who is looking for their first home in a well served area.



Composite Part Glazed Door To:

Entrance Lobby

2' 11" x 5' 1" (0.89m x 1.55m) Two UPVC double glazed windows to either side. Door to Living Room.

Living Room

13' 9" x 16' 2" (4.19m x 4.93m) UPVC double glazed window to front. Radiator. Door to kitchen. Brick fireplace surround extending to a fixed Television unit. Staircase to first floor.

Kitchen/Dining Area

8' 2" x 16' 1" (2.49m x 4.90m) Max. UPVC double glazed window to rear. Fitted with a range of wall and base units with roll edge worktop incorporating a stainless steel sink and drainer with mixer tap. Space for oven. Space for fridge freezer. Space for washing machine. Airing cupboard.

Dining area with internal window to utility room. Door to utility room.

Utility Room

3' 7" x 8' 3" (1.09m x 2.51m) Fitted with a range of wall and base units with worktop over. Space for tumble dryer. Space for fridge. Door to cloakroom. Door to rear. UPVC double glazed window to rear.

Cloakroom

2' 6" x 3' 11" (0.76m x 1.19m) UPVC double glazed window to rear. W.C. Wash hand basin. Radiator.

Landing

8' 6" x 3' 0" (2.59m x 0.91m) Loft hatch. Radiator.

Bedroom 1

11' 8" x 9' 8" (3.56m x 2.95m) UPVC double glazed window to front. Radiator. Fitted wardrobes with bedside drawers and dressing table.

Bedroom 2

10' 8" x 7' 11" (3.25m x 2.41m) UPVC double glazed window to rear. Fitted wardrobe with overbed storage. Radiator.

Bedroom 3

7' 7" x 7' 10" (2.31m x 2.39m) UPVC double glazed window to rear. Radiator.

Bathroom

5' 9" x 6' 8" (1.75m x 2.03m) Wash hand basin within vanity unit. W.C. Bath with shower screen over. Storage cupboard. Heated towel rail.

Garage

Up & Over garage door. With brick store behind.

Outside

Rear enclosed garden mainly laid to lawn with side access to the front driveway. To the front is an ample driveway leading to the garage. Gravelled frontage with a low brick perimeter wall.

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.

