



**35 Water Meadow Way, Downham Market,  
Norfolk, PE38 9HA**

**£225,000 Freehold**

- Modern Terraced House
- 3 Bedrooms
- Close to Rail Station
- Lounge
- Kitchen / Diner
- Cloakroom & En-suite to Master
- Family Bathroom
- Garden & 2 x Parking Spaces
- No Onward Chain
- EPC Rating C





This modern well presented 3 Bedroom terraced house is set within the popular town of Downham Market. The accommodation comprises of a Lounge, Kitchen / Diner, WC, En-suite to master & Family Bathroom. Along with 2 Parking spaces & garden this is a fantastic property with NO ONWARD CHAIN & is in close proximity to the Railway Station. The town benefits from lots of amenities including numerous Restaurants & Bar's, Primary & Secondary Schools, Shops, Supermarkets, Library, Dentists & Doctors. Call Now to book a viewing!!!

### Kitchen

17' 4" x 15' 3" (5.28m x 4.65m) A range of fitted base & wall units with roll edge worktops, Stainless steel single drainer sink units with mixer tap, space for Fridge, space for Dish Washer, Space for washing machine, UPVC Double glazed window to rear, UPVC Double glazed window to front x 2, Tiled floor, Radiator,

### Hall

Staircase to first floor, Radiator, Tiled floor, Under Stairs storage,

### Lounge

9' 5" x 15' 4" (2.87m x 4.67m) UPVC Double Glazed window to front, 2 x Radiators, UPVC Double Glazed patio doors to rear

### WC

A two piece suite comprising of a Low Level WC and Pedestal wash hand basin, Radiator, Obscure UPVC Double glazed window to rear

### Landing

Radiator, UPVC Double glazed window to front, Built in airing-cupboard

### Bedroom 1

9' 8" x 11' 11" (2.95m x 3.63m) UPVC Double Glazed window to Front, Radiator,

### En-suite

6' 9" x 5' 6" (2.06m x 1.68m) A three piece suite comprising of a Shower Cubical, Low Level WC, Wash Hand Basin, Obscure UPVC Double Glazed window to rear,

### Bedroom 2

8' 3" x 13' 0" (2.51m x 3.96m) UPVC Double Glazed window to front, Radiator, Fitted wardrobe,

### Bedroom 3

6' 9" x 11' 10" (2.06m x 3.61m) UPVC Double Glazed window to rear, Radiator

### Bathroom

A three piece suite comprising of a Paneled Bath, Pedestal wash hand basin, Low Level WC, Obscure UPVC Double Glazed window to rear, Radiator

### Outside

To the front of the property there is a small garden area and 2 parking spaces. The rear garden is laid to shingle.

### 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.

