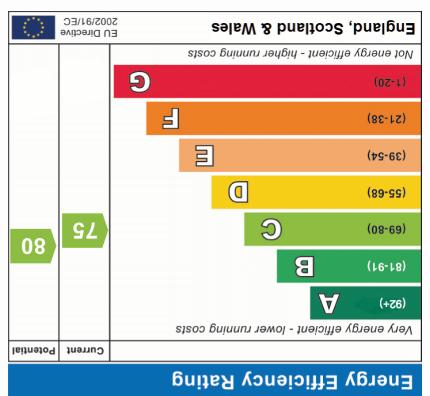


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PE38 9DG

9 Market Place, Downham Market



# King & Partners



# 89 Grimshoe Road Downham Market, PE38 9WF

£260,000



# King & Partners

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## Grimshoe Road

Downham Market, PE38 9WF

Located in a popular residential area of Downham Market, this well-presented 3-bedroom end terrace house was built by the highly regarded Bennett Homes and offers modern, comfortable living just a short distance from the town centre and train station. The ground floor boasts a welcoming entrance hallway, convenient cloakroom, and a kitchen with integrated appliances. The spacious living/dining room opens out to a south-facing enclosed garden, ideal for entertaining or relaxing in the sun. Upstairs, the property features three well-proportioned bedrooms, including a main bedroom with en-suite, as well as a modern family bathroom. Additional benefits include gas central heating, garage and off-road parking to the rear, and double glazing throughout. With its fantastic location, well-designed layout, and quality finish, 89 Grimshoe Road is perfect for families, professionals, or those commuting via rail. Early viewing is highly recommended.



Double Glazed Composite Door To

Entrance Hall

Radiator. Telephone point. Staircase to first floor. Under stairs storage. Room thermostat.

Kitchen

11' 3" x 9' 3" (3.43m x 2.82m) UPVC Double glazed window to front. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Bosch electric double oven. Integrated Bosch dishwasher. 5 ring gas hob with Bosch extractor hood. Space for fridge freezer & washing machine. Tiled floor. Radiator. Spot lights.

Cloakroom

2' 9" x 6' 3" (0.84m x 1.91m) UPVC double glazed window to front. W.C. Wash hand basin. Radiator. Tiled floor.

Living Room

18' 9" x 17' 2" (5.71m x 5.23m) Max. UPVC double glazed window to rear. UPVC double glazed doors to rear garden. Feature fireplace with electric fire. Telephone point. Television point. 3 Radiators.

First Floor Landing

Radiator. Loft access with boarding.

Bedroom 1

12' 9" x 11' 0" (3.89m x 3.35m) UPVC double glazed window to rear. Television point. Three radiators.

En-suite

5' 4" x 8' 6" (1.63m x 2.59m) UPVC double glazed window to rear. Shower cubicle. W.C. Wash hand basin. Tiled floor. Shaver point. Heated towel rail.

Bedroom 2

9' 5" x 10' 1" (2.87m x 3.07m) UPVC double glazed window to front. Radiator. Built-in wardrobe.

Bedroom 3

8' 10" x 9' 7" (2.69m x 2.92m) UPVC double glazed window to front. Radiator.

Bathroom

5' 5" x 8' 0" (1.65m x 2.44m) UPVC double glazed window to side. Bath with shower over with screen. W.C. Wash hand basin. Tiled walls and floor. Spot lights. Radiator.

Garage En-Block

9' 5" x 18' 9" (2.87m x 5.71m)

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.

