

9 Market Place, Downham Market



King & Partners
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Plot 6 Contour Close

Emneth

Wisbech, PEI 4 8DS

£425,000



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Contour Close

Emneth, Wisbech, PE14 8DS

This **NEW** traditionally built 4 bedroom detached house is located on a development site in the popular well served village of Emneth by local reputable builders B D UPTON. The property is finished to a **HIGH STANDARD** including **FLOORING THROUGHOUT**, underfloor air source central heating, integrated kitchen appliances, electric garage door, alarm system, quality sanitary ware and UPVC double glazed windows. Outside the property benefits from outside lighting and tap, generous gravel driveway, patio and fenced rear garden. Inside the property has a modern contemporary feel with an open plan kitchen/dining room with bi-folding doors out to the garden, living room, study, utility room, 4 bedrooms, two en-suite's and family bathroom. A **REALLY GREAT NEW HOME FROM AWARD WINNING BUILDERS.**

Agents Note: The internal photos, virtual tour and floor plan are from a similar plot and exact specifications should be clarified prior to purchase.



Entrance

5' 3" x 5' 4" (1.60m x 1.63m)

Kitchen

8' 11" x 10' 9" (2.72m x 3.28m)

Living/Dining Room

18' 0" x 10' 9" (5.49m x 3.28m)

Study

7' 6" x 9' 1" (2.29m x 2.77m)

Utility Room

7' 6" x 5' 11" (2.29m x 1.80m)

Living Room

11' 9" x 15' 9" (3.58m x 4.80m)

Cloakroom

2' 8" x 5' 4" (0.81m x 1.63m)

Bedroom 1

15' 7" x 9' 9" (4.75m x 2.97m)

En-suite

7' 0" x 3' 7" (2.13m x 1.09m)

Bedroom 2

11' 9" x 15' 10" (3.58m x 4.83m)

En-suite

5' 11" x 5' 10" (1.80m x 1.78m) Max

Bedroom 3

11' 9" x 8' 5" (3.58m x 2.57m)

Bedroom 4

10' 2" x 8' 7" (3.10m x 2.62m)

Bathroom

6' 0" x 6' 8" (1.83m x 2.03m)

Garage

12' 10" x 18' 1" (3.91m x 5.51m)

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.