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13 Snowdrop Grove  
 Downham Market, PE38 9GS

£270,000

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# Snowdrop Grove

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This lovely 3 bedroom semi detached house has been well maintained by the current owners. There is a modern kitchen with double oven and gas hob. The L-shaped living/dining room has patio doors to the rear garden. In addition there is a downstairs cloakroom. On the first floor there are 3 bedrooms, two of which have fitted wardrobes and a family bathroom. The property has UPVC double glazing and gas central heating. To the front of the property is a driveway with parking for 3 cars and leads up to the garage. The rear enclosed L-shaped garden has a patio area and an area laid to lawn with a pedestrian door to the garage.



UPVC Front Door To:

Entrance Hall

18' 3" x 6' 6" (5.56m x 1.98m) Consumer unit. Staircase to first floor. Door to cloakroom.

Kitchen

10' 8" x 8' 11" (3.25m x 2.72m) UPVC double glazed window to front. Fitted with a range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Electric double oven. Gas hob. Extractor hood. Space for washing machine. Spot lights. Radiator.

Living/Dining Room

15' 11" x 16' 1" (4.85m x 4.90m) Max. UPVC double glazed window to rear. Patio door to rear. L-shaped. Television point. Radiator.

Cloakroom

6' 2" x 2' 11" (1.88m x 0.89m) Wash hand basin. W.C. Radiator. Extractor fan.

Landing

Loft hatch. Radiator. Airing cupboard.

Bedroom 1

12' 8" x 9' 1" (3.86m x 2.77m) UPVC double glazed window to rear. Fitted wardrobe. Radiator.

Bedroom 2

9' 1" x 9' 0" (2.77m x 2.74m) UPVC double glazed window to front. Fitted wardrobe. Radiator.

Bedroom 3

8' 7" x 6' 8" (2.62m x 2.03m) UPVC double glazed window to rear. Radiator.

Bathroom

5' 7" x 6' 8" (1.70m x 2.03m) UPVC double glazed window to front. Panelled bath with shower mixer tap & glass shower screen. Wash hand basin W.C. Part tiled walls. Heated towel rail. Spot lights.

Front Garden

Shingled front. Path to front. Driveway to side with parking for 3 cars.

Garage

Up & Over garage door.

Rear Garden

L-shaped garden. Laid to lawn. Patio area. Enclosed in wooden fencing.

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.