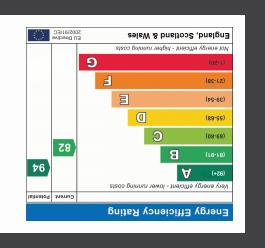


# EALES - LETTINGS - MORTGAGES





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## 13 Snowdrop Grove

Downham Market, PE38 9GS

£270,000



SALES • LETTINGS • MORTGAGES



### Snowdrop Grove

#### Downham Market, PE38 9GS

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"  $\times$  8' 11" (3.25m  $\times$  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.

#### Bedroom 3

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

#### Bathroom

5' 7"  $\times$  6' 8" (1.70m  $\times$  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



#### 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 I

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

#### Bedroom 2

9' I"  $\times$  9' 0" (2.77m  $\times$  2.74m) UPVC double glazed window to front. Fitted wardrobe. Radiator.

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.