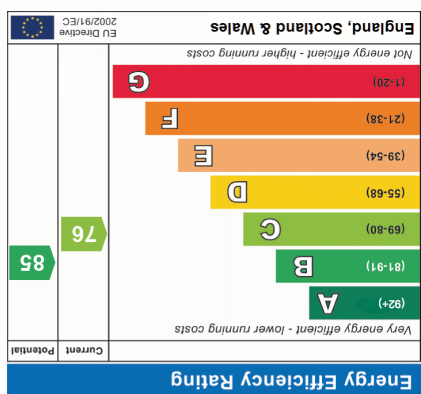


9 Market Place, Downham Market



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2 Hillcrest

Downham Market, PE38 9ND

£400,000



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Hillcrest

Downham Market, PE38 9ND

Occupying a desirable corner plot in a sought-after residential area, 2 Hillcrest offers an ideal opportunity to secure a substantial detached family home with generous living space and mature gardens. Built in the 1970s, this well-maintained property boasts five good-sized bedrooms, all featuring built-in wardrobes, providing excellent storage for the whole family. A family bathroom, additional shower room, and convenient ground floor cloakroom cater perfectly to modern living needs. The welcoming living room benefits from UPVC double-glazed doors leading to the front, filling the space with natural light, while the dining room offers double doors opening onto the established rear garden — perfect for entertaining. The functional kitchen is well-appointed and offers plenty of storage space. Key features include gas central heating with a replacement boiler installed in 2021, UPVC double glazing throughout, and a double garage with a separate workshop, ideal for hobbies or additional storage. There is a spacious loft area which is well-lit and boarded out. A double-width block-paved driveway provides ample off-road parking. and the garden wraps around the home and is a wonderful setting for outdoor enjoyment. With no onward chain, this is a ideal opportunity to create your perfect family home and a convenient location for shopping, schools, leisure and rail facilities.



Double Glazed Door To

Entrance Hall

Tiled floor. Radiator. Staircase to first floor. Under stairs storage. Telephone point.

Cloakroom

3' 6" x 6' 10" (1.07m x 2.08m) UPVC double glazed window to side. W.C. Wash hand basin. Tiled floor.

Living Room

17' 11" x 20' 6" (5.46m x 6.25m) Max. UPVC Double glazed double doors to front. Two UPVC double glazed doors to side. Gas fire within chimney. 3 Radiators. Laminate flooring. Television point.

Kitchen

22' 6" x 10' 0" (6.86m x 3.05m) UPVC double glazed window to side. Fitted with a range of wall and base units with worktops over incorporating a one and a half bowl sink and drainer with mixer tap. Electric oven. Electric hob. Space for dishwasher. Glazed cabinet. Laminate floor. Space for washing machine. Space for fridge freezer. UPVC double glazed door and window to rear: Opening to dining room.

Dining Room

16' 7" x 10' 2" (5.05m x 3.10m) UPVC double glazed doors to rear. Window panel to side. Television point. Radiator. Laminate floor. Door to entrance hall.

First Floor Landing

26' 9" x 2' 9" (8.15m x 0.84m) Loft access. Two radiators. Doors to bedrooms, bathroom and shower room.

Bedroom I

12' 11" x 10' 1" (3.94m x 3.07m) UPVC double glazed window to side. Radiator. Two built-in wardrobes. Wash hand basin.

Bedroom 2

11' 7" x 10' 1" (3.53m x 3.07m) UPVC double glazed window to rear. Built-in double wardrobe. Radiator. Wash hand basin.

Bedroom 3

9' 6" x 8' 3" (2.90m x 2.51m) UPVC double glazed window to rear. Built-in triple wardrobe. Radiator. Wash hand basin.

Bedroom 4

9' 10" x 10' 0" (3.00m x 3.05m) UPVC double glazed window to front. Built-in wardrobe. Radiator.

Bedroom 5

7' 0" x 10' 2" (2.13m x 3.10m) UPVC double glazed window to side. Built-in cupboard with Worcester gas boiler replaced in 2021. Airing cupboard.

Shower Room

7' 8" x 6' 10" (2.34m x 2.08m) UPVC double glazed window to side. Tiled shower cubicle. W.C. Wash hand basin. Heated towel rail. Tiled walls. Double doors to airing cupboard.

Bathroom

7' 10" x 6' 10" (2.39m x 2.08m) UPVC double glazed window to side. Free-standing bath with mixer tap. W.C. Wash hand basin. Heated towel rail. Tiled walls.

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.