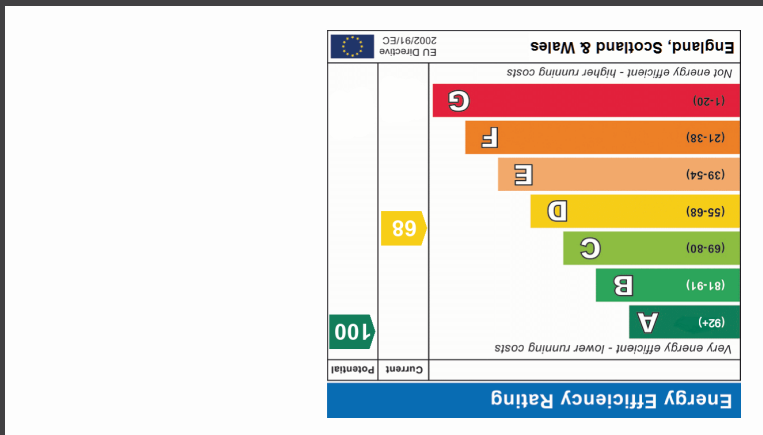


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51 Downham Road  
Runcton Holme  
King's Lynn, PE33 0AD

£250,000



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# Downham Road

Runcton Holme, King's Lynn, PE33 0AD

A lovely opportunity to purchase a semi detached house in the popular location of Runcton Holme, close to shops and services from Downham Market. The property has a lovely living room with a log burner, a sunroom/dining room overlooking the rear garden and a modern fitted kitchen. On the first floor are three bedrooms and a shower room. With UPVC double glazing and gas central heating this would be a perfect first time purchase.



## Part Glazed Door To:

Entrance Hall  
4' 10" x 4' 10" (1.47m x 1.47m) Staircase to first floor. Radiator.

Living Room  
13' 7" x 10' 2" (4.14m x 3.10m) UPVC double glazed window to front. Radiator. Feature fireplace with log burning stove.

Kitchen  
11' 1" x 11' 0" (3.38m x 3.35m) Window to sunroom. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Gas hob with stainless steel splash backs. Electric double oven. Space for fridge freezer.

Utility Room  
6' 2" x 4' 0" (1.88m x 1.22m) UPVC double glazed window to side. Space for washing machine and tumble dryer with worktop over. Radiator.

Cloakroom  
W.C.

Sunroom/Dining Room  
7' 11" x 14' 2" (2.41m x 4.32m) Lantern ceiling. Spot lights. Double glazed windows and patio doors to rear garden.

First Floor Landing  
UPVC double glazed window to side.

Bedroom 1  
14' 7" x 8' 5" (4.45m x 2.57m) UPVC double glazed window to rear. Radiator.

Bedroom 2  
11' 2" x 7' 1" (3.40m x 2.16m) UPVC double glazed window to rear. Radiator.

Bedroom 3  
10' 1" x 8' 4" (3.07m x 2.54m) UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bathroom  
6' 5" x 6' 10" (1.96m x 2.08m) Wash hand basin & W.C. within vanity unit. Shower cubicle. Airing cupboard. Extractor fan. Heated towel rail.

Outside  
To the rear is an enclosed garden with a patio area. Borders with mature planting. Area laid to lawn. To the front is a gravel frontage offering parking and access to the garage.

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.