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40C London Road
Downham Market, PE38 9AT

£625,000

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Plot 2 is a detached 4 bedroom family home with an enclosed landscaped garden, double width driveway and double garage with electric doors. Situated on this small executive traditionally built development which is located a short walk from the town centre and mainline train station which has links to Cambridge and London. Inside the property has been finished to a high specification including an open plan kitchen family room with integrated appliances, Silestone work surfaces and bi-folding doors to the garden. There is a spacious hall with storage and a rear hall, utility room and study/home office for anyone wishing to work from home. There is quality sanitary ware in the two en-suites and family bathroom all with aqua board, Karndean flooring and vanity units with mirrors. Bedrooms 1 & 2 have sliding wardrobes and all the carpeting and flooring is included throughout. Outside there is plenty of lighting, paths and planting which make this a really superb new home which is located in a great position which must be viewed to fully appreciate all it has offer.



Composite Double Glazed Door to:

Entrance Hall

8' 0" x 16' 10" (2.44m x 5.13m) Max. Karndean flooring. Alarm keypad. Door to under stairs storage cupboard. Room thermostat. Stairs to first floor. Doors to kitchen/family room, rear hall and living room.

Living Room

13' 0" x 19' 4" (3.96m x 5.89m) UPVC double glazed window to front and side. 2 television points. Telephone point. Room thermostat.

Kitchen/Family Room

27' 2" x 17' 3" (8.28m x 5.26m) Max. Range of quality painted units with granite worktops. Integrated dishwasher. Wine cooler. Double oven plus oven with combination microwave. Induction hob with extractor hood over. One and half bowl stainless steel sink and drainer with mixer taps. Space and plumbing for an American style fridge freezer. Double glazed bi-folding doors to patio. 3 windows to triple aspect. 2 television points. Room thermostat. Spot lights. Door to study. Karndean flooring.

Study/Home Office

6' 1" x 9' 8" (1.85m x 2.95m) Window to rear. Telephone point. Karndean flooring. Room thermostat.

Rear Hall

5' 6" x 7' 7" (1.68m x 2.31m) Double glazed composite door to rear. Consumer unit. Room Thermostat. Karndean flooring. Door to utility room.

Utility Room

10' 0" x 4' 10" (3.05m x 1.47m) UPVC window to rear. Units and base level. Silestone work top with circular stainless steel sink and mixer tap. Space for washing machine and tumble dryer. Door to airing cupboard. Door to shower room.

Shower Room

4' 2" x 7' 7" (1.27m x 2.31m) UPVC window to side. Double width shower cubicle with wet wall. Wash hand basin. WC. Karndean flooring. Spot lights. Extractor fan.

First Floor Landing

8' 0" x 11' 3" (2.44m x 3.43m) Max. UPVC double glazed Velux window. Loft access. Radiator. Door to built in cupboard. Room thermostat. Doors to bedrooms and bathroom.

Bedroom 1

12' 11" x 12' 5" (3.94m x 3.78m) UPVC double glazed window to front and side. Television point. Telephone point. Radiator. Opening to dressing area.

Dressing Area

5' 4" x 6' 6" (1.63m x 1.98m) Sliding wardrobe with internal shelving. Radiator. Spot lights. Door to en-suite.

En-suite

7' 0" x 6' 5" (2.13m x 1.96m) Double glazed Velux window. Shower cubicle with wet wall WC. Wash hand basin to vanity unit with mirror light over. Heated towel rail. Karndean flooring.

Bedroom 2

12' 2" x 11' 9" (3.71m x 3.58m) UPVC double glazed window to front. Fitted wardrobe. Radiator. Television point. Door to en-suite.

En-suite

4' 3" x 9' 1" (1.30m x 2.77m) UPVC double glazed window to front. Double width shower cubicle with wet wall. WC. Wash hand basin within vanity unit with illuminated mirror with shaver socket. Heated towel rail. Karndean flooring. Spot lights. Extractor fan.

Bedroom 3

8' 9" x 15' 4" (2.67m x 4.67m) UPVC double glazed window to side. Television point. Radiator.

Bedroom 4

7' 9" x 11' 8" (2.36m x 3.56m) UPVC double glazed window to side. Television point. Radiator.

Bathroom

7' 11" x 7' 6" (2.41m x 2.29m) UPVC window to front. Bath. Shower cubicle. WC. Wash hand basin to vanity unit with mirror light above. Heated towel rail. Karndean flooring. Spot lights. Extractor fan.

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.

