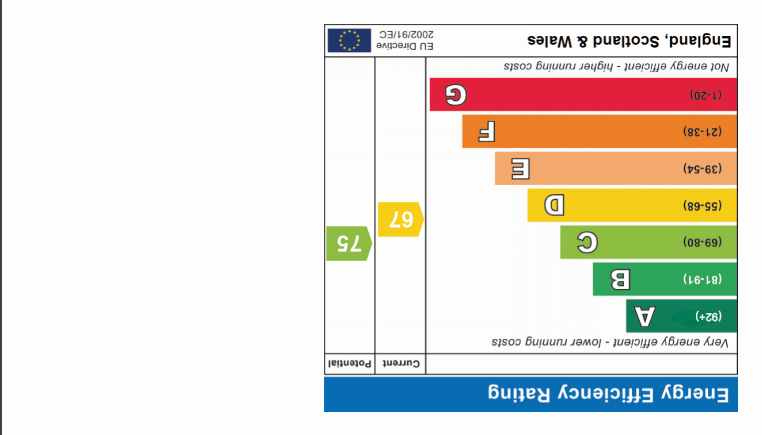


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3 Gooding Close

Stow Bridge

King's Lynn, PE34 3DP

OIEO £399,995

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# Gooding Close

## Stow Bridge, King's Lynn, PE34 3DP

This modern detached house is located on a small development of similar properties in the popular village of Stow Bridge which is approximately 4 miles from Downham Market. This lovely family home benefits from a modern 21ft kitchen with granite worktops as well as a separate utility room and cloakroom. The kitchen opens onto a spacious family/dining room with bi-fold doors to the rear garden. The separate living room has a feature fireplace. On the first floor there are five bedrooms two of which have en-suites plus a separate family bathroom. Outside to the rear is an enclosed garden with a BBQ area, storage shed and children's play house. The front of the property has a block paved driveway offering parking for a number of vehicles and access to the garage. This is certainly a lovely well presented property just waiting for a new owner to enjoy all that is has to offer.



### Entrance Hall

Staircase to first floor; Under Stairs storage, Laminate flooring, Radiator;

### Living Room

14' 1" x 13' 0" (4.29m x 3.96m) UPVC Double glazed window to front with display sill, UPVC Double glazed window to side, Radiator; Feature fireplace.

### Kitchen

9' 4" x 21' 9" (2.84m x 6.63m) A range of fitted base and wall units with granite worktops, Inset sink with mixer tap, Integrated eye level double oven, Induction hob and extractor with granite splash back, Integrated Fridge / Freezer, Integrated microwave, space for slimline dishwasher, space for American style fridge freezer; Spotlights, Tiled floor; UPVC Double glazed window to rear; Radiator;

### Dining Room / Family Room

19' 0" x 12' 0" (5.79m x 3.66m) UPVC Double glazed windows to rear; UPVC Double glazed tri-fold doors to rear; Radiator; Spotlights, Laminate style flooring, Integral door to Garage,

### Utility Room

6' 10" x 5' 2" (2.08m x 1.57m) A range of fitted based units with roll edge worktops, Inset sink with mixer tap, floor mounted boiler; Space for washing machine, Tiled Flooring

### Cloakroom

6' 4" x 3' 1" (1.93m x 0.94m) UPVC Double glazed window to front, Low Level WC and wash hand basin in vanity unit, Radiator; Laminate flooring,

### Landing

UPVC Double glazed window to front, Radiator; Loft access,

### Master Bedroom

12' 11" x 11' 10" (3.94m x 3.61m) UPVC Double glazed window to Front & Side, 2 x fitted wardrobes,

### En-suite

7' 0" x 5' 4" (2.13m x 1.63m) A three piece suite comprising of a Shower Cubical, Low level WC and Wash hand basin. Heated towel rail, Tiled floor; Obscure UPVC double glazed window to side, Extractor;

### Bedroom 2

9' 4" x 11' 1" (2.84m x 3.38m) UPVC Double glazed window to rear; Storage cupboard, Radiator;

### En-suite

A three piece suite comprising of a Shower Cubical, Low level WC, Wash hand basin, Heated Towel rail, Tiled floor; Light tunnel,

### Bedroom 3

12' 1" x 8' 4" (3.68m x 2.54m) UPVC Double glazed window to rear; Radiator; two built-in Wardrobes.

### Bedroom 4

10' 11" x 9' 0" (3.33m x 2.74m) UPVC Double glazed window to side, Radiator;

### Bedroom 5

7' 0" x 12' 3" (2.13m x 3.73m) UPVC Double glazed window to front, Radiator;

### Bathroom

A four piece suite comprising of a Panelled bath, Double shower; Low level WC and Wash hand basin, Extractor; Spotlights.

### Integral Garage

8' 2" x 16' 1" (2.49m x 4.90m) Up and over Garage door; Power & light, pedestrian door to side

### Outside

To the front of the property there are 2 brick weave drives offering parking for multiple vehicles. One of the drives gives access to the rear garden through wooden gates. The rear garden is laid to lawn with a patio and enclosed BBQ area, storage sheds and Children's play house

### 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.