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42 London Road  
 Downham Market, PE38 9AT

Guide Price £585,000

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# London Road

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Plot 1 is a detached 4 bedroom family home with an enclosed landscaped garden, generous 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 entrance hall with storage, utility room, cloakroom and spacious living room on the ground floor. There is quality sanitary ware in the en-suite 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

7' 6" x 8' 3" (2.29m x 2.51m) Karndean flooring. Alarm keypad. Door to under stairs storage cupboard. Room thermostat. Stairs to first floor. Doors to snug, living room.

Living Room

17' 4" x 13' 1" (5.28m x 3.99m) UPVC double glazed window to front. Television points. Telephone points. Room thermostat.

Kitchen/Family Room

11' 10" x 22' 4" (3.61m x 6.81m) Range of quality painted units with Silestone worktops. Integrated dishwasher. Wine cooler. Double oven plus oven with combination microwave. Induction hob with extractor hood over. One and a half bowl stainless steel sink and drainer with mixer taps. Space and plumbing for American fridge freezer. Center island. Double glazed bi-folding doors to patio. UPVC double glazed window to rear. Television point. Room thermostat. Spot lights. Karndean flooring. Door to Utility.

Dining Area

11' 6" x 12' 7" (3.51m x 3.84m) UPVC windows to front and side.

Utility

5' 11" x 9' 4" (1.80m x 2.84m) UPVC double glazed window to rear. Units at base level. Silestone worktop with circular stainless steel sink and mixer tap. Space for washing machine and tumble dryer. Door to rear. Door to downstairs cloakroom.

Cloakroom

5' 11" x 3' 5" (1.80m x 1.04m) UPVC double glazed window to rear. Karndean flooring. WC. Wash hand basin. Spot lights.

First Floor Landing

UPVC Double Glazed window to front. Storage cupboard. Doors to bedrooms and bathroom. Room thermostat.

Bedroom 1

11' 10" x 13' 1" (3.61m x 3.99m) UPVC Double Glazed window to front. Television point. Telephone point. Radiator. Door to dressing area.

Dressing Area

5' 11" x 5' 11" (1.80m x 1.80m) Sliding wardrobe with internal shelving. Radiator. Spot lights. Door to en-suite.

En-suite

5' 3" x 5' 11" (1.60m x 1.80m) UPVC double glazed window to rear. Shower cubicle with wet wall. WC. Wash hand basin within vanity unit with mirror light over and shaver socket. Heated towel rail. Karndean flooring.

Bedroom 2

11' 10" x 12' 4" (3.61m x 3.76m) UPVC double glazed window to front. Radiator. Television point.

Bedroom 3

11' 6" x 11' 2" (3.51m x 3.40m) UPVC double glazed window to rear. Television point. Radiator.

Bedroom 4

8' 1" x 10' 10" (2.46m x 3.30m) UPVC double glazed window to rear. Television point. Radiator.

Bathroom

11' 6" x 6' 11" (3.51m x 2.11m) UPVC double glazed window to rear. Bath. Shower cubicle. WC wash hand basin to vanity unit with mirror light above and shaver socket. 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.

