1 Regent Close

Denver

Downham Market, PE38 0DJ

Offers in Excess of £425,000

King&Partners

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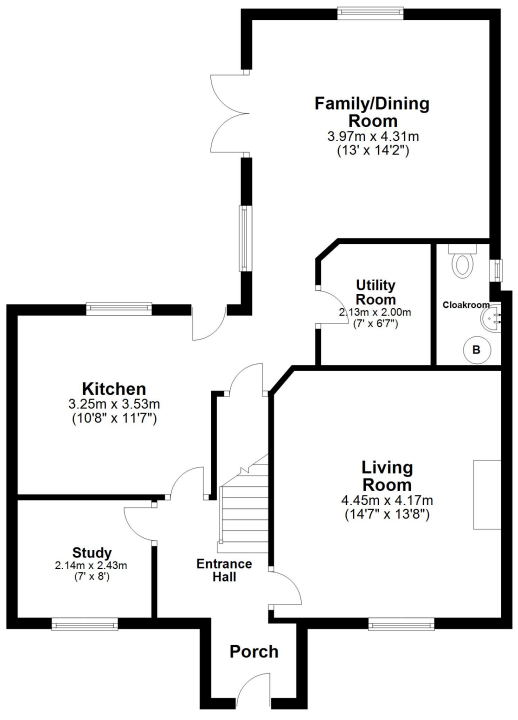
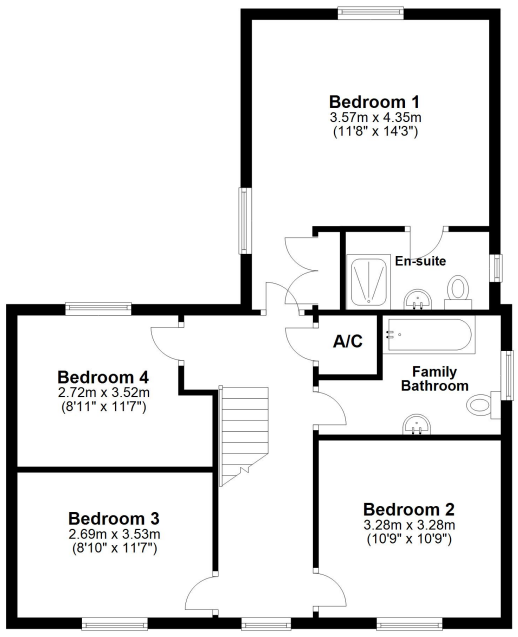
Ground Floor



First Floor



9 Market Place, Downham Market

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Regent Close

Denver, Downham Market, PE38 0DJ

This 4 bedroom detached house is situated on a small development of just 8 homes, built in 2009, in the highly sought after village of Denver which benefits from a village shop, pub and primary school whilst being a short distance from Downham Market town and its amenities and mainline train station. The property has SPACIOUS ACCOMMODATION including a living room with wood burning stove, oak fitted kitchen which opens into the family/dining room where there are French doors out to the garden. On the ground floor there is a study, utility room and cloakroom with 4 generous bedrooms, en-suite and family bathroom to the first floor. The property has a security alarm, gas central heating, UPVC double glazing and is on mains drainage. To the rear is a great sized garden with patio area and is West facing.

Double Glazed Entrance Door to:

Entrance Hall

Radiator. Consumer unit. Alarm control. Coved and plastered ceiling. Opening to Inner Hall.

Inner Hall

Stairs to first floor. Radiator. Coved and plastered ceiling. Doors to Living Room, Kitchen & Study.

Living Room

14' 7" x 13' 8" (4.45m x 4.17m) Double glazed window to front. Exposed brick fireplace with Bessemer beam and wood burning stove. Radiator. Television and telephone points. Two wall lights. Coved and plastered ceiling.

Study

8' 0" x 7' 0" (2.44m x 2.13m) Double glazed window to front. Television and telephone points. Radiator. Coved and plastered ceiling.

Kitchen

11' 7" x 10' 8" (3.53m x 3.25m) Double glazed window to rear. Fitted with a range of oak fronted wall and base units with under unit lighting, soft close drawers and worksurface over incorporating sink and drainer unit with mixer tap. Built in electric oven and gas hob with stainless steel extractor hood over. Integrated dishwasher. Space for fridge/freezer. Radiator. Tiled floor. Spotlights. Door to understair storage cupboard. Coved and plastered ceiling. Opening to rear Lobby. Double glazed door to rear garden.

Rear Lobby

Tiled floor. Door to Utility Room. Opening to Family/Dining Room.

Utility Room

7' 0" x 6' 7" (2.13m x 2.01m) Sink and drainer unit with mixer tap over. Space and plumbing for washing machine. Space for tumble drier. Radiator. Tiled floor. Door to Cloakroom.

Cloakroom

Double glazed window to side. Fitted with a pedestal wash handbasin and low level w.c. Radiator. Tiled floor.

Family Room/Dining Room

14' 2" x 13' 0" (4.32m x 3.96m) Two double glazed windows overlooking garden. Radiator. Television and telephone points. Coved and plastered ceiling. Double glazed French doors to patio/garden.

First Floor Landing

Double glazed window to front and rear. Door to airing cupboard. Access to loft space. Radiator. Doors to Bedrooms & Bathroom.

Master Bedroom

14' 3" x 11' 8" plus door recess (4.34m x 3.56m) Double glazed window to side and rear. Built in double wardrobe. Television and telephone points. Radiator. Coved and plastered ceiling. Door to En Suite.

En Suite

Double glazed window to side. Fitted with a tiled shower cubicle, wash handbasin and low level w.c. Shaver point. Extractor fan. Spotlights. Coved and plastered ceiling.

Bedroom 2

10' 9" x 10' 9" (3.28m x 3.28m) Double glazed window to front. Television and telephone points. Radiator. Coved and plastered ceiling.

Bedroom 3

11' 7" x 8' 10" (3.53m x 2.69m) Double glazed window to front. Television and telephone points. Radiator. Coved and plastered ceiling.

Bedroom 4

10' 3" extending to 11' 7" x 8' 11" (3.12m x 2.72m) Double glazed window to rear. Radiator. Television and telephone points. Coved and plastered ceiling.

Family Bathroom

Double glazed window to side. Fitted with a panelled bath with shower attachment, wash handbasin and low level w.c. Radiator. Extractor fan. Shaver point. Ceiling spotlights. Coved and plastered ceiling.

Outside - Front

To the front of the property is a block paved path, with an outside light, leading to the entrance door. To the side is a block paved driveway which provides parking and gives access to the Detached Garage. A side timber gate gives access to the rear of the property.

Detached Garage

Up and over door. Power and light. Personal door to rear garden.

Outside - Rear

The generous rear garden is enclosed and is mainly laid to lawn with a paved patio area. There is an outside tap and two outside lights.

Agent's Note

Please note that the vendor of this property is a director of King & Partners.

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.