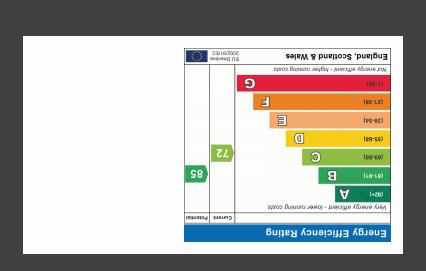
PE38 9DG info@kingpartners.co.uk

9 Market Place, Downham Market







(01366 385588 🌙

info@kingpartners.co.uk



£262,500







Part Glazed Door

Entrance Hall

9' 6" \times 3' 1" (2.90m \times 0.94m) Staircase to first floor. Radiator. Tiled floor.

Living/Dining Room

14' 8" \times 12' 9" (4.47m \times 3.89m) Two UPVC windows and double doors to rear conservatory. Radiator. Wood burning stove.

Conservatory

10' 8" \times 8' 11" (3.25m \times 2.72m) Brick and UPVC double glazed construction. Patio doors to rear garden.

Kitchen

9' 5" \times 6' 1" (2.87m \times 1.85m) UPVC double glazed window to front. Fitted with a range of wall and base units with roll edge worktop incorporating a sink and drainer with mixer tap. Gas hob. Extractor fan. Stainless steel splashback. Under unit oven. Space for washing machine and fridge freezer. Spot lights. Tiled floor.

Cloakroom

5' 0" \times 2' 8" (1.52m \times 0.81m) UPVC double glazed window to front. W.C. Wash hand basin. Tiled floor. Radiator.

First Floor Landing

Under stairs storage. Radiator.

Bedroom 2

8' I" \times 9' 6" (2.46m \times 2.90m) UPVC double glazed window to front. Radiator. Storage cupboard.

Bedroom 3

9' 6" \times 7' 0" (2.90m \times 2.13m) UPVC double glazed window to rear. Radiator.

Shower Room

6' 4" \times 6' 3" (1.93m \times 1.91m) UPVC double glazed window to side. Double width shower cubicle with shower riser rail. Wash hand basin. W.C. Extractor fan. Spot lights. Radiator.

Landing To Upper Floor

Velux window.

Bedroom I

10' 11" \times 12' 9" (3.33m \times 3.89m) UPVC double glazed window to front. Radiator. Boiler airing cupboard. Loft hatch.

En-suite

 5° 3" \times 7° 1" (1.60m \times 2.16m) Roll to bath with shower mixer taps. Wash hand basin. W.C.

Rear Garden

Mainly laid to lawn with mature planting. Door to garage. Patio area. Wood store. Storage unit. Raised beds with picket gate leading to private brick weave parking area.

Front Garden

 $\label{eq:Mature shrubs with slate borders.}$

Garage

Up and over garage door. Personal door.

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.