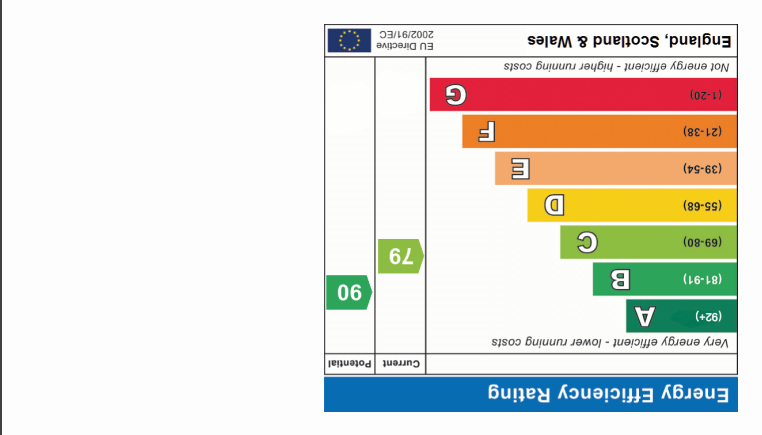


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PE38 9DG

9 Market Place, Downham Market



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33 Water Meadow Way

Downham Market, PE38 9HA

£230,000

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Water Meadow Way

Downham Market, PE38 9HA

This lovely well maintained house offers a spacious and modern kitchen/dining room, and a bright and airy living room with a bay fronted window and patio doors leading to the rear garden. The master bedroom has the convenience of an En-suite shower room plus two additional bedrooms and a family bathroom. To the rear of the property is a low maintenance garden perfect for entertaining. The property has both UPVC double glazing and gas central heating. This a perfect opportunity for somebody to get on the property ladder or who is considering downsizing. The town of Downham Market has good rail links into Cambridge and London and offers a good range of retail and independent shops, restaurants and services.



Entrance Door To:

Kitchen/Dining Room

17' 2" x 15' 4" (5.23m x 4.67m) Max. Two UPVC double glazed windows to rear & one to front. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Integrated double oven and gas hob. Extractor hood. Space for washing machine, dishwasher and fridge freezer. Two radiators. Spot lights.

Hallway

3' 6" x 6' 9" (1.07m x 2.06m) Tiled floor. Staircase to first floor. Radiator. Under stairs storage.

Cloakroom

5' 11" x 3' 4" (1.80m x 1.02m) UPVC double glazed window to rear. W.C. Wash hand basin. Tiled floor.

Living Room

17' 6" x 9' 4" (5.33m x 2.84m) UPVC double glazed bay window to front. UPVC double glazed patio doors to rear. Radiator.

Landing

UPVC double glazed window to front. Boiler airing cupboard. Loft hatch. Radiator.

Bedroom 1

11' 9" x 9' 9" (3.58m x 2.97m) Max. UPVC double glazed window to front. Radiator.

En-suite

2' 10" x 8' 1" (0.86m x 2.46m) UPVC double glazed window to rear. W.C. Wash hand basin. Shower cubicle. Spot lights Heated towel rail.

Bedroom 2

12' 7" x 8' 3" (3.84m x 2.51m) Two UPVC double glazed windows to front. Radiator.

Bedroom 3

11' 5" x 6' 9" (3.48m x 2.06m) UPVC double glazed window to rear. Radiator.

Bathroom

5' 5" x 6' 9" (1.65m x 2.06m) UPVC double glazed window to rear. Panelled bath. Wash hand basin. W.C. Tiled floor. Spot lights

Outside

To the rear of the property is a block paved garden with a gate. To the front of the property is a picket fence with a block paved area leading to the front door. Two allocated parking spaces.

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.