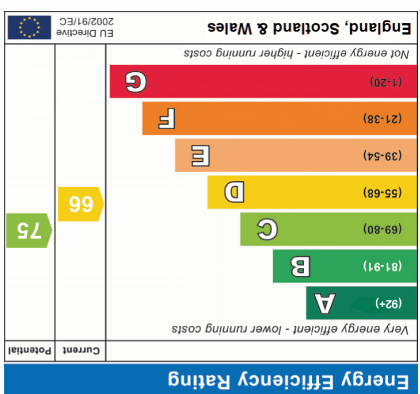


## 9 Market Place, Downham Market



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9 Park Lane  
Downham Market, PE38 9RN

£425,000



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# Park Lane

## Downham Market, PE38 9RN

Impressive Detached Bungalow in a Prime Location – 9 Park Lane, Downham Market is nestled in one of Downham Market’s most desirable residential areas. This spacious and well-maintained detached bungalow offers a superb combination of comfort, space, and convenience – ideal for those seeking single-storey living without compromise. The accommodation boasts a kitchen/dining room complete with integrated appliances, a separate utility room, and a handy cloakroom. Following some changes by the current owners turning the 3 bedrooms into a generous sized lounge and now two well-proportioned bedrooms. A modern bathroom provides a practical and comfortable layout, further enhanced by a bright and airy conservatory overlooking the garden. Outside, the property truly impresses with its double garage, ample driveway parking, and generous mature gardens offering plenty of space to relax, entertain, or enjoy a spot of gardening. Additional benefits include UPVC double glazing and gas central heating throughout.



### UPVC Double Glazed Door To:

Entrance Hall  
Doors to all rooms. Cupboard. Radiator. Loft hatch.

Cloakroom  
3' 8" x 4' 9" (1.12m x 1.45m) UPVC double glazed window to side. W.C. Wash hand basin.

Integral Double Garage  
17' 4" x 17' 5" (5.28m x 5.31m) Two Up and Over garage doors. Power & Light. Two Windows. Base unit with sink. Loft access.

Kitchen/Dining Room  
17' 11" x 11' 9" (5.46m x 3.58m) UPVC double glazed window to side and rear. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Space or fridge freezer, and dishwasher. Radiator.  
Dining Area: Radiator. UPVC double glazed window to conservatory. Sliding door to conservatory.

Conservatory  
18' 5" x 9' 10" (5.61m x 3.00m) Brick & UPVC double glazed construction. Radiator. Two doors to garden. Ceiling fan.

Living Room  
14' 8" x 25' 8" (4.47m x 7.82m) UPVC double glazed window to front. Sliding patio door to rear. Electric fireplace.

Utility Room  
7' 2" x 13' 2" (2.18m x 4.01m) UPVC double glazed door to side. UPVC double glazed window to side. Boiler. Airing cupboard. Cloak cupboard. Space for washing machine and tumble dryer. Base unit with worktop over incorporating a stainless steel sink and drainer with mixer tap.

Bedroom I  
16' 3" x 11' 9" (4.95m x 3.58m) UPVC double glazed window to rear. Radiator. Television point.

Bedroom 2  
9' 3" x 9' 11" (2.82m x 3.02m) UPVC double glazed window to front. Radiator. Fitted wardrobes.

Bathroom  
7' 3" x 9' 11" (2.21m x 3.02m) UPVC double glazed window. Panelled bath. Wash hand basin. W.C, Tiled shower cubicle. Radiator. Extractor fan.

Front Garden  
Generous gravel driveway offering parking and access to the double garage. Generous lawn area. Shrubs and mature planting.

Rear Garden  
Established generous garden with mature planting. Patio area. Brick built Potting shed with power and greenhouse attached.

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.