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King & Partners



74 London Road
Downham Market, PE38 9AT

£445,000

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Situated in a good location within Downham Market this lovely detached house has some original features including a mosaic tiled entrance hall. The property has two reception rooms to the front, one of which has doors to the garden both with feature fireplaces. There is a fitted kitchen with a pantry, plus a utility room and downstairs cloakroom. The rear hallway takes you through to the sunroom which leads to the outside gardens. On the first floor there are four bedrooms the master having an En-suite plus a family bathroom. The garden has a patio courtyard leading to the brick store which in turn leads to the main garden area with mature planting and a greenhouse. In addition there is a double garage accessed by a private driveway to the front. This is a wonderful opportunity to put your mark on a lovely family home in a great location with the services and facilities of Downham Market just a short walk away.



Part Glazed Door To:

Entrance Hall

Original mosaic tiled floor. Staircase to first floor. Radiator:

Living Room

11' 2" x 12' 10" (3.40m x 3.91m) UPVC double glazed window to front. Feature fireplace.. Radiator:

Sitting Room

11' 9" x 13' 0" (3.58m x 3.96m) UPVC double glazed window to front. Feature fireplace. Radiator: Patio door to side.

Kitchen

11' 11" x 9' 8" (3.63m x 2.95m) Window to side. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for dishwasher. Electric oven and hob with extractor over. Space for fridge freezer. Walk in pantry cupboard. Breakfast bar. Radiator:

Inner Hall

Door to kitchen, cloakroom & utility room. Door to sunroom .

Utility Room

5' 4" x 9' 8" (1.63m x 2.95m) UPVC double glazed window to rear. Radiator: Base cupboards with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. Wall storage cupboard.

Cloakroom

3' 8" x 5' 8" (1.12m x 1.73m) Wash hand basin within vanity unit. WC. Radiator: Window to rear:

Sunroom

7' 8" x 4' 4" (2.34m x 1.32m) UPVC construction. Door to garden.

Split Level Landing

UPVC double glazed window to front. Radiator

Bedroom 1

12' 2" x 12' 3" (3.71m x 3.73m) UPVC window to front.. Built in wardrobes and drawers. Radiator: Door to En-suite.

En-suite

4' 0" x 6' 4" (1.22m x 1.93m) UPVC double glazed window to side. Shower. WC. Wash hand basin. Radiator:

Bedroom 2

11' 9" x 13' 6" (3.58m x 4.11m) UPVC window to front. Two radiators. Wash hand basin within vanity unit.

Bedroom 3

11' 2" x 10' 2" (3.40m x 3.10m) UPVC double glazed window. Radiator: Built in wardrobe. Vanity wash hand basin.

Bedroom 4

10' 7" x 10' 2" (3.23m x 3.10m) UPVC double glazed window. Radiator: Wash hand basin within vanity unit.

Bathroom

8' 8" x 7' 0" (2.64m x 2.13m) UPVC double glazed window to rear: Panelled bath with shower mixer over. Wash hand basin. WC. Radiator:

Outside

To the rear is a block paved patio leading to a brick store leading through to a side mature garden laid to lawn with shrubs and a greenhouse.

To the front of the property is a private driveway leading down to the garage. The front garden has mature planting and a low brick wall with a gate.

Double Garage

Power and light with Up & Over door:

Store Room

Brick construction. Power and light. 4 windows. Radiator:

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.