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74 Willow Road
 Downham Market, PE38 9NZ

£285,000

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Willow Road

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This semi detached house has been extended by the current owners to offer spacious ground floor accommodation with an open plan kitchen/dining room. The planning permission also allows for a first floor extension over the garage to add a further bedroom, en-suite and walk in wardrobe. The ground floor has an entrance porch, hallway and cloakroom ideal for coats and shoes. There is a living room opening to a study area with patio doors to the garden. On the first floor there are 3 bedrooms and a family bathroom. Outside there is a driveway, front garden and garage which is currently split into two storage areas. To the rear is a patio area and enclosed lawned garden which is west facing. A great family home which must be viewed.



Entrance Porch

UPVC double glazed door and side panel. Glazed door to:

Entrance Hall

2.34m x 2.21m (7' 8" x 7' 3") UPVC double glazed window panel. Radiator: Door to cloakroom. Glazed door to living room. Staircase to first floor.

Cloakroom

UPVC double glazed window to front. W.C. Wash hand basin.

Living Room

4.99m x 3.49m (16' 4" x 11' 5") UPVC double glazed window to front. Television point. Radiator: Door to under stairs cupboard. Opening to study area. Door to dining room.

Study Area

2.66m x 2.66m (8' 9" x 8' 9") UPVC double glazed patio doors to rear. Radiator:

Dining Room

3.18m x 2.61m (10' 5" x 8' 7") Radiator. Consumer unit. Opening to kitchen.

Kitchen

3.6m x 2.9m (11' 10" x 9' 6") UPVC double glazed window to rear and side. UPVC double glazed door to side. Fitted with a range of wall and base units with roll edge worktop incorporating a sink and drainer with mixer tap. Built in double electric oven. Hotpoint hob. Extractor hood over. Integrated dishwasher. Space for washing machine and tumble dryer.

First Floor Landing.

Loft access. Radiator:

Bedroom 1

3.55m x 2.68m (11' 8" x 8' 10") UPVC double glazed window to front. Radiator:

Bedroom 2

3.61m x 2.65m (11' 10" x 8' 8") UPVC double glazed window to rear: Radiator: Built in double wardrobe.

Bedroom 3

2.5m x 2.19m (8' 2" x 7' 2") UPVC double glazed window to front. Radiator: Television lead.

Bathroom

2.60m x 1.65m (8' 6" x 5' 5") UPVC double glazed window to rear: Bath with shower over: W.C. Wash hand basin. Fully tiled walls. Double doors to airing cupboard.

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.