



King & Partners  
SALES • LETTINGS • MORTGAGES



11 Camomile Close  
Downham Market, PE38 9UJ

£355,000

King & Partners  
SALES • LETTINGS • MORTGAGES

01366 385588  
info@kingpartners.co.uk



# Camomile Close

Downham Market, PE38 9UJ

The current owners have refurbished this property to a high standard, so it is in excellent decorative order and ready for someone to move in and fully appreciate all that it has to offer. There is a bright and airy living room with a feature fireplace and double doors leading through to a conservatory. The modern kitchen/diner has plenty of room for food preparation and entertaining. In addition there is a utility room and a downstairs cloakroom. On the upper level there are 4 good sized bedrooms with the master bedroom having an en-suite shower room, plus a family bathroom. The block paved driveway to the front of the property offers parking for two cars plus there is a garage as well. All in all this is a good family home in an excellent location to enjoy the services of Downham Market.



Part Glazed Door To:

Hallway

12' 4" x 6' 6" (3.76m x 1.98m) Max. Laminate floor. Staircase to first floor with under stairs storage. Radiator.

Living Room

21' 1" x 10' 10" (6.43m x 3.30m) UPVC double glazed window to front. Two radiators. Laminate floor. Feature fireplace.

Conservatory

8' 8" x 9' 3" (2.64m x 2.82m) UPVC double glazed and brick construction. Door to side. Laminate floor.

Kitchen/Dining Room

21' 1" x 11' 5" (6.43m x 3.48m) UPVC double glazed window to front and two windows to side. Fitted with a range of wall and base units with worktop over incorporating a composite sink and drainer with mixer tap. Integrated oven, hob and extractor. Integrated fridge freezer and dishwasher. Laminate floor.

Utility Room

5' 0" x 8' 3" (1.52m x 2.51m) UPVC double glazed window to rear. Door to rear. Fitted with wall and base units. Space for washing machine and tumble dryer. Wall mounted boiler. Extractor fan. Laminate floor.

Cloakroom

3' 1" x 6' 5" (0.94m x 1.96m) Wash hand basin within vanity unit. W.C. Laminate floor. Radiator.

Landing

4' 2" x 12' 3" (1.27m x 3.73m) Loft hatch. Radiator.

Bedroom 1

9' 9" x 12' 6" (2.97m x 3.81m) UPVC double glazed window to front. Radiator. Built-in wardrobes.

En-suite

5' 10" x 5' 9" (1.78m x 1.75m) UPVC double glazed window to front. Shower cubicle. Wash hand basin within vanity unit. W.C. Tiled floor. Heated towel rail.

Bedroom 2

8' 10" x 11' 0" (2.69m x 3.35m) UPVC double glazed window to side. Fitted wardrobe. Radiator.

Bedroom 3

11' 1" x 7' 8" (3.38m x 2.34m) UPVC double glazed window to front. Radiator.

Bedroom 4

9' 9" x 10' 10" (2.97m x 3.30m) UPVC double glazed window to side. Radiator.

Bathroom

5' 5" x 7' 3" (1.65m x 2.21m) UPVC double glazed window to side. Panelled bath with shower mixer tap. Tiled floor. W.C. Wash hand basin.

Outside Front

Block paved drive with two parking spaces leading to garage.

Rear Garden

Patio area. Area laid to lawn.

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.