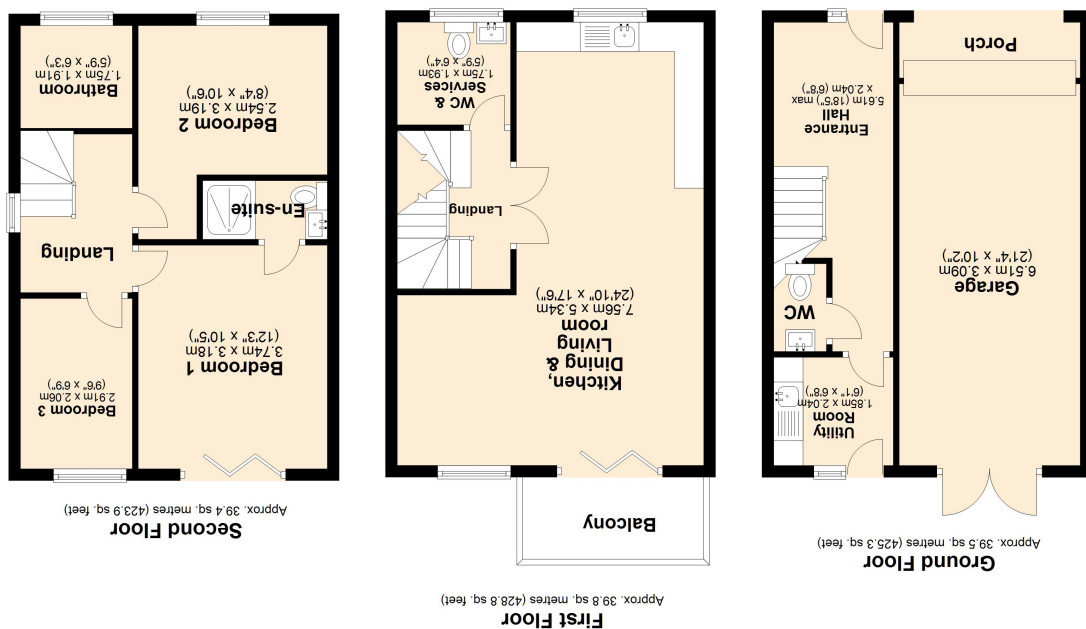


Total area: approx. 118.7 sq. metres (1278.0 sq. feet)



Plot 6 Fairfield Road
 Downham Market, PE38 9ET

£310,000



Fairfield Road

Downham Market , PE38 9ET

This new home is currently under construction and due for completion summer 2024. The property is a 3 bedroom semi detached house with an enclosed garden, driveway and garage. The home comes with a modern energy efficient air source central heating system and black flush casement UPVC double glazed windows and bi-folding patio doors with a composite front door. One of four semi detached three storey homes offering spacious accommodation with a ground floor garage with electric door, entrance hall, cloakroom and utility room with access onto the enclosed garden which will have a gate for access onto the river bank. On the first floor is a spacious open plan kitchen, dining and living room with bi-folding doors onto the Balcony which will have superb river and countryside views. On the second floor there are 3 bedrooms an en-suite and family bathroom. The kitchen will have a built in electric oven, ceramic hob, extractor hood, dishwasher and fridge freezer. Ideally located close to the mainline train station which has connections to King's Lynn (15mins), Cambridge (35mins) and London (1hr 30mins). The town centre is also only a short walk away with good shopping and leisure facilities.



Entrance Hall

2.04m x 5.51m (6' 8" x 18' 1") Composite door to front. Stairs to first floor. Doors to cloakroom and utility room.

Cloakroom

W.C. Hand wash basin.

Utility Room

1.85m x 2.04m (6' 1" x 6' 8") Space for washing machine. Door and window to rear.

First Floor Landing

Open Plan Kitchen, Dining & Living room

7.56m x 5.34m (24' 10" x 17' 6") max. L-Shaped room. Exact kitchen specification to be confirmed. Built in electric oven, hob and extractor hood. Integrated dishwasher and fridge freezer. Bi-folding doors to Balcony. Window to rear.

Balcony

With superb river and countryside views.

Cloakroom & Services

W.C. Hand wash basin.

Second Floor Landing

Bedroom 1

3.74m x 3.18m (12' 3" x 10' 5") Juliette balcony to rear. Door to en-suite.

En-Suite

Shower cubicle. W.C. Hand wash basin. Vinyl flooring.

Bedroom 2

3.18m x 2.54m (10' 5" x 8' 4") Window to front.

Bedroom 3

2.91m x 2.06m (9' 7" x 6' 9") Window to rear.

Bathroom

Bath. W.C. Hand wash basin. Window to front. Vinyl flooring.

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.