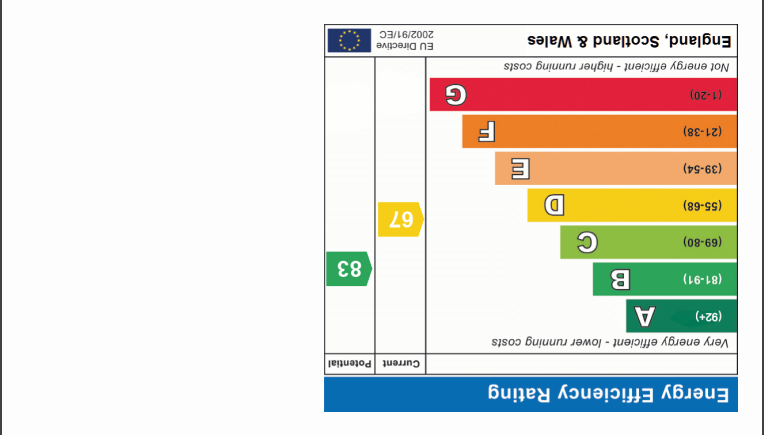


info@kingpartners.co.uk

01366 385588

PE38 9DG

9 Market Place, Downham Market



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21 Sandfield Road

Downham Market, PE38 9PR

£390,000

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# Sandfield Road

## Downham Market, PE38 9PR

This lovely detached bungalow is situated in a peaceful cul-de-sac in Downham Market very close to shops and local services. It offers plenty of flexibility with two bedrooms on the ground floor and one more on the upper level plus a sitting/dressing room. A spacious living/dining room has patio doors leading to rear garden and another door to a large conservatory. The ground floor also features a modern fitted kitchen, an office and a bathroom with bath & shower (upper level has another shower room). The pretty, well-maintained and private rear garden is south-facing so bathed in sun, with patio areas for entertaining and an outside bar area. The UPVC double glazing windows and doors were all new over the past year, as was the upper cladding, front porch and gas boiler. The property has its own EV charger and is in a good location with mainline rail link to Cambridge and London.



### Part Glazed Door To:

#### Porch

UPVC Double glazed construction. Door to hallway.

#### Hallway

Staircase to first floor. Radiator. Spot lights.

#### Living/Dining Room

24' 2" x 14' 9" (7.37m x 4.50m) Max. UPVC double glazed window to front. Patio doors to rear. UPVC double glazed window and door to conservatory. Feature fireplace. Two radiators.

#### Conservatory

15' 3" x 10' 4" (4.65m x 3.15m) UPVC double glazed and brick construction. Patio door to side.

#### Kitchen

9' 11" x 10' 7" (3.02m x 3.23m) UPVC double glazed window to rear. Door to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for fridge freezer. Space for washing machine & dishwasher. Integrated double oven. Electric hob with extractor hood. Radiator.

#### Bathroom

9' 11" x 5' 11" (3.02m x 1.80m) UPVC double glazed window to rear. Panelled bath. Shower cubicle. Wash hand basin. W.C. Heated towel rail. Tiled walls and floor.

#### Bedroom 1

11' 0" x 13' 11" (3.35m x 4.24m) UPVC double glazed window to rear. Fitted wardrobe. Radiator

#### Bedroom 2

9' 0" x 12' 10" (2.74m x 3.91m) UPVC double glazed window to front. Radiator Fitted wardrobe.

#### Office

7' 10" x 8' 10" (2.39m x 2.69m) UPVC double glazed window to front. Radiator

#### Landing

#### Bedroom 3

14' 8" x 9' 5" (4.47m x 2.87m) UPVC double glazed window to rear. Radiator. Loft space. Boiler airing cupboard.

#### Sitting/Dressing Room

14' 6" x 10' 3" (4.42m x 3.12m) Max. UPVC double glazed window to rear. Radiator. Under eaves storage.

#### Shower Room

6' 10" x 9' 3" (2.08m x 2.82m) UPVC double glazed window to rear. Shower cubicle. Wash hand basin within vanity unit. W.C. Heated towel rail

#### Rear Garden

Rear enclosed garden with mature planting. Patio area for entertaining and a raised bar area.

#### Front Garden

Mainly laid to lawn with pathway leading to the front. Driveway offering parking and access to the garage.

#### Garage

Extended garage with power and light.

#### 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.