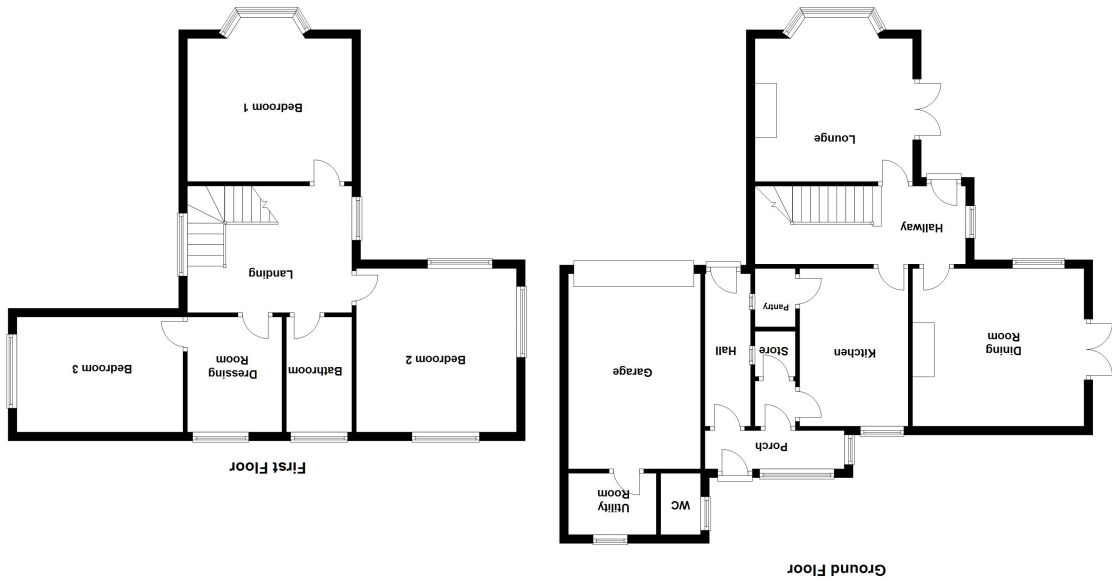
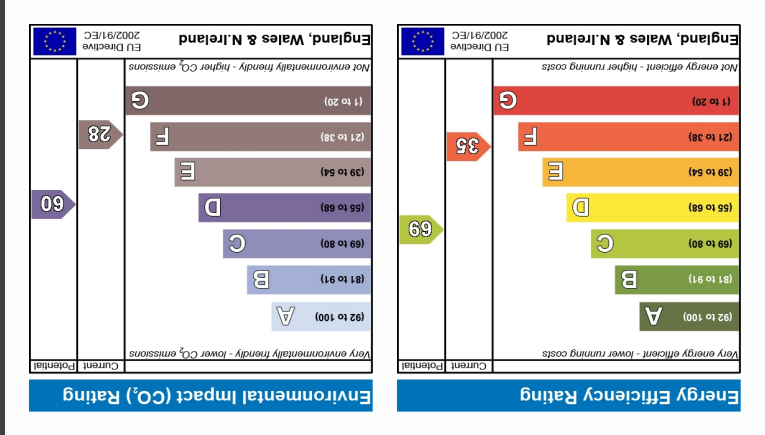


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£750,000

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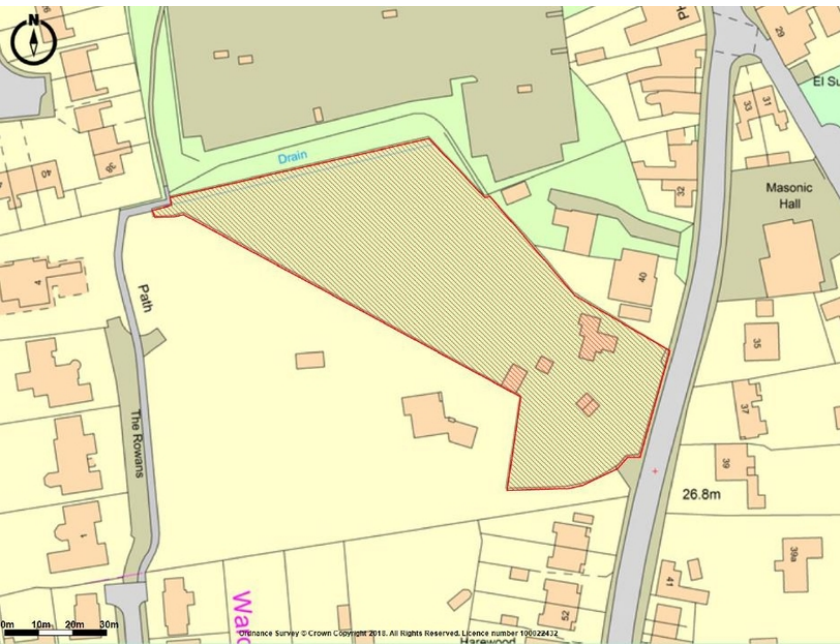




# London Road

## Downham Market, PE38 9AT

Planning permission has been granted for 3 detached houses within the grounds of this mature detached house which as a wide frontage and two highway accesses onto the highly sought after London Road. Having been in one family ownership for many years this is a rare opportunity to purchase a property close to the town centre with 1.48 acres (stms) ideal for a developer or for a buyer looking to refurbish the house and have lots of outside space. The house offers spacious accommodation including an entrance hall, lounge with fireplace and bay window and a dining room with patio doors. The kitchen has a pantry and door leading to a rear porch with doors to a further hall and into the garage which has a utility and cloakroom located to the rear. On the first floor there is a generous landing with three double bedrooms, dressing room and bathroom. The property has gas central heating, various sheds and outbuildings and a lovely brick and carrstone wall to the front.



### Entrance Hall

Staircase to first floor,

### Lounge

11' 11" x 10' 10" (3.63m x 3.30m) Single glazed bay to front. Two Radiators . UPVC Double glazed door to side. Feature fireplace.

### Dining Room

13' 0" x 11' 11" (3.96m x 3.63m) Single glazed window to front. Laminate style flooring. Two Radiators. Door to side.

### Kitchen

8' 3" x 11' 10" (2.51m x 3.61m) A range of fitted base and wall units with roll edge worktops. Stainless steel single drainer sink unit. Boiler. Single glazed window to rear. Under stairs storage.

### Inner Hall

Store room. Door to rear

### Landing

Loft hatch

### Bedroom 1

10' 11" x 11' 11" (3.33m x 3.63m) Single bay window to front. Radiator. Feature fireplace. Picture Rail.

### Bedroom 2

12' 2" x 12' 2" (3.71m x 3.71m) Single glazed window to front & side. Two Radiators. Picture rail

### Dressing Room

Single glazed window to rear. Radiator

### Bedroom 3

12' 10" x 8' 9" (3.91m x 2.67m) Single glazed window to side and front. Radiator

### Bathroom

A three piece suite comprising of a panelled bath, wash hand basin and low level WC. Radiator. Single glazed window to rear.

### 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.