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**King & Partners**



40a London Road  
Downham Market, PE38 9AT

Guide Price £650,000

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# London Road

Downham Market, PE38 9AT

This detached 4 bedroom family home with an enclosed garden and double garage with electric door. Situated on this small executive traditionally built development which is located a short walk from the town centre and mainline train station which has links to Cambridge and London. Inside the property has been finished to a high specification including an open plan kitchen family room with integrated appliances, Silestone work surfaces, a walk in pantry and bi-folding doors to the garden. There is an Air source central heating system with underfloor to the ground floor and radiators to the first floor. Accommodation includes an entrance hall with storage, utility room, shower room, study/home office and spacious living room on the ground floor. There is quality sanitary ware in the en-suite and family bathroom all with aqua board, Karndean flooring and vanity units with illuminated mirrors and shaver sockets. Bedrooms 1 & 2 have En-suites and all the carpeting and flooring is included throughout. Outside there is plenty of lighting, paths and planting which make this a really superb new home which is located in a great position which must be viewed to fully appreciate all it has offer.



Composite Double Glazed Door to

#### Entrance Hall

10' 10" x 9' 2" (3.30m x 2.79m) Karndean flooring. Alarm keypad. Door to cupboard. Door to plant/services cupboard. Door to study, lounge, utility room and kitchen/family room. Stairs to first floor. Spot lights. Room thermostat.

#### Study/Home Office

7' 10" x 12' 2" (2.39m x 3.71m) UPVC double glazed sash window to front. Telephone point. Television point. Karndean flooring. Room thermostat.

#### Living Room

17' 9" x 14' 5" (5.41m x 4.39m) . Two UPVC Double glazed sash windows to rear. Two Television points. Telephone points. Room thermostat.

#### Utility Room

14' 9" x 9' 2" (4.50m x 2.79m) UPVC double glazed sash window to rear. Range of base units. Silestone work top with circular sink and mixer tap. Space for washing machine and tumble dryer. Karndean flooring. Spot lights. Extractor fan. Door to shower room.

#### Shower Room

8' 2" x 3' 11" (2.49m x 1.19m) UPVC sash window to the rear. Double width shower cubicle with wet wall. Wash hand basin. WC. Karndean flooring. Spot lights. Extractor fan.

#### Kitchen/Family Room

25' 11" x 14' 9" (7.90m x 4.50m) 3 UPVC double glazed sash windows. Range of quality painted units with Silestone worktops. Integrated dishwasher. Wine cooler. Double oven plus oven and microwave combination. Induction hob with extractor hood over. One and a half bowl stainless steel sink and drainer with mixer tap. Space and plumbing for American style fridge freezer. Double glazed bi-folding doors to patio area. Two television points. Room thermostat. Spot lights. Door to walk in pantry.

#### First Floor Landing

15' 9" x 13' 1" (4.80m x 3.99m) 15' 9" x 13' 1" (4.80m x 3.99m) Max. UPVC double glazed sash window to rear. Door to built in cupboard. Doors to bedrooms and bathroom. Room thermostat.

#### Bedroom 1

12' 11" x 12' 5" (3.94m x 3.78m) UPVC double glazed sash window to front. Television point. Telephone point. Built in triple wardrobe. Radiator. Door to En-suite.

#### En-suite

9' 2" x 7' 3" (2.79m x 2.21m) UPVC double glazed sash window to rear. Double width shower cubicle with wet wall. WC. Wash hand basin incorporated in vanity unit with illuminated mirror and shaver socket. Heated towel rail. Karndean flooring. Spot lights. Extractor fan.

#### Bedroom 2

12' 1" x 10' 4" (3.68m x 3.15m)Max. UPVC double glazed sash window to side. Radiator. Television point. Built in wardrobe. Door to En-suite

#### En-suite

UPVC double glazed sash window to rear. Double shower cubicle with wet wall. WC. Wash hand basin incorporated in a vanity unit with illuminated mirror and shaver socket. Heated towel rail. Karndean flooring. Spot lights. Extractor fan.

#### Bedroom 3

13' 5" x 14' 9" (4.09m x 4.50m) UPVC double glazed sash window to front & side. Built in wardrobe. Television point. Radiator.

#### Bedroom 4

9' 10" x 13' 1" (3.00m x 3.99m) UPVC double glazed sash window to front. Television point. Radiator. Built in wardrobe.

#### Bathroom

9' 2" x 7' 3" (2.79m x 2.21m) UPVC double glazed sash window to rear. Panelled bath. Wash hand basin incorporated in a vanity unit with illuminated mirror and shaver socket. Heated towel rail. Karndean flooring. Spot lights. Extractor fan.

#### 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.

