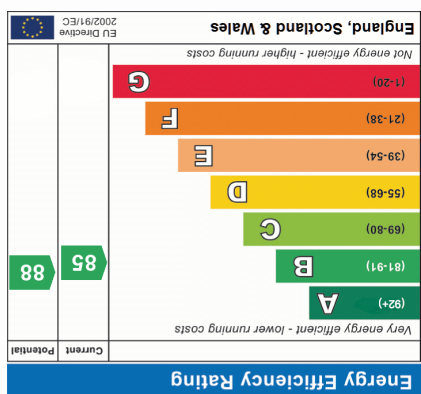


## 9 Market Place, Downham Market



King & Partners  
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5 Rubens Way  
Downham Market, PE38 9LB

£385,000



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# Rubens Way

## Downham Market, PE38 9LB

Welcome to this stunning four-bedroom detached house, a perfect blend of modern living and sustainable features, ideally situated in a sought-after location. Boasting a spacious and versatile layout, this beautiful home offers ample living space for families seeking comfort, style, and convenience all under one roof. Step inside to discover two generous reception rooms, including a welcoming living room and an elegant dining room, perfectly designed for both relaxing family evenings and entertaining guests. The kitchen is well equipped and offers plenty of space for casual dining. The property thoughtfully includes four well-proportioned bedrooms, each benefiting from fitted wardrobes providing excellent storage solutions. The master bedroom features an en suite, In addition, there is a lovely family bathroom and a convenient downstairs cloakroom, ensuring ample facilities to cater to the whole household. Energy efficiency is at the heart of this home with environmentally friendly solar panels including two batteries and an efficient air source heating system, significantly reducing energy costs and creating a more sustainable lifestyle. Furthermore, the property includes an electric vehicle charging point, ideal for eco-conscious drivers. Outside, you'll find an enclosed garden that promises privacy and tranquility, beautifully enhanced by a stylish Indian sandstone patio—perfect for alfresco dining, relaxing in the sun, or socialising with friends. The garage offers secure parking and additional storage, while the driveway provides space for up to three cars, catering to families with multiple vehicles or visiting guests.



UPVC Part Glazed Composite Door To

Entrance Hall  
Radiator: Tiled floor: Glass bannister oak staircase to first floor: Under stairs storage.

Living Room  
11' 1" x 17' 3" (3.38m x 5.26m) Bay fronted window. Two radiators. Television point.

Dining Room  
10' 5" x 9' 1" (3.17m x 2.77m) UPVC double glazed patio doors to garden. Radiator: Concealed sliding glass and oak door to living room.

Kitchen  
14' 3" x 11' 3" (4.34m x 3.43m) UPVC double glazed window to rear: Door to back garden. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Electric hob. Extractor fan. Double oven. Space for washing machine and dishwasher: Space for large fridge freezer: Tiled splash backs. Radiator.

Study  
7' 0" x 7' 9" (2.13m x 2.36m) UPVC double glazed window to front. Radiator.

Cloakroom  
6' 5" x 3' 4" (1.96m x 1.02m) UPVC double glazed window to side. W.C. & wash hand basin within vanity. Heated towel rail.

Landing  
Glass & Oak bannister: Cupboard housing hot water tank for Air Source Heating.

Bedroom 1  
11' 3" x 11' 2" (3.43m x 3.40m) UPVC double glazed window to front. Fitted wardrobe. Television point. Radiator.

En-suite  
4' 8" x 5' 5" (1.42m x 1.65m) Wash hand basin & W.C. within vanity unit. Shower cubicle. Tiled floor: Extractor fan. Spot lights.

Bedroom 2  
9' 7" x 11' 8" (2.92m x 3.56m) UPVC double glazed window to front. Radiator: Fitted wardrobe. Loft access. Television point.

Bedroom 3  
16' 0" x 8' 9" (4.88m x 2.67m) Two UPVC double glazed window to rear: Fitted wardrobe. Radiator: Television point.

Bedroom 4  
8' 5" x 12' 11" (2.57m x 3.94m) 8' 5" x 12' 11" (2.57m x 3.94m) UPVC double glazed window to front and rear: Loft access. Fitted wardrobe. Television point.

Bathroom  
8' 9" x 6' 1" (2.67m x 1.85m) UPVC double glazed window to rear: Bath with shower mixer taps. Heated towel rail. W.C. & wash hand basin within vanity unit. Shaver point. Spotlights Extractor fans.

Garage  
9' 10" x 18' 9" (3.00m x 5.71m) Roller garage door: Pedestrian door: Power and light.

Front  
Block paved driveway with car port leading to additional parking for 2-3 cars. Electric vehicle charging point. Access to garage.

Garden  
Immaculately presented. Indian sandstone patio. Laid to lawn with shrubs. Gate leading to side parking area.

Additional Considerations  
16 solar panels plus two batteries. Electric vehicle charging point. Air source heating.

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.

