



# King & Partners

SALES • LETTINGS • MORTGAGES

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**Plot 1 Fairfield Road, Downham Market, Norfolk,  
PE38 9ET**

**£260,000 Freehold**

- New End Terrace House
- 3 Bedrooms
- En-Suite, Bathroom & Cloakroom
- Air Source Central Heating
- Enclosed Garden
- Allocated Parking Space
- Flush Casement UPVC Windows
- New Home Guarantee
- Modern Kitchen & Bathrooms
- Close to Mainline Train Station
- EPC Rating







This new home is currently under construction and due for completion spring 2024. The property is a 3 bedroom end terrace house with an enclosed garden and allocated parking space. The home comes with a modern energy efficient air source central heating system and black flush casement UPVC double glazed windows and patio doors with a composite front door. Inside there is an entrance hall, cloakroom, living room and kitchen/dining room on the ground floor. On the first floor the master bedroom has an en-suite shower room and there are two further bedrooms and a family bathroom. The kitchen will have a built in electric oven, ceramic hob, extractor hood, dishwasher and fridge freezer and there is double doors onto the West facing enclosed garden. To the rear of the garden is a parking area where there will be one allocated space. There will be tiled floors in the kitchen/dining room, entrance hall and cloakroom with vinyl flooring in the bathroom & en-suite. 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 only a short walk away with good shopping and leisure facilities.

### Entrance Hall

Composite door to front. Tiled floor. Stairs to first floor with storage cupboard under. Doors to cloakroom, living room and kitchen/dining room.

### Cloakroom

W.C. Hand wash basin. Window to front. Tiled floor.

### Living Room

2.95m x 5.07m (9' 8" x 16' 8") Window to front. Television point.

### Kitchen/Dining room

5.46m x 2.98m (17' 11" x 9' 9") Exact specification to be confirmed. Units at base and wall level. Built in electric oven. Ceramic hob and extractor hood. Integrated dishwasher and fridge freezer. Space for washing machine. Sink and drainer. Tiled floor. Double doors to rear garden. Window to rear.

### First Floor Landing

Doors to bedrooms, bathroom and airing cupboard.

### Bedroom 1

3.27m x 3.17m (10' 9" x 10' 5") Window to rear. Door to en-suite

### En-Suite

Shower cubicle. Hand wash basin. W.C. Window to side. Vinyl flooring.

### Bedroom 2

3.88m x 2.70m (12' 9" x 8' 10") Window to front.

### Bedroom 3

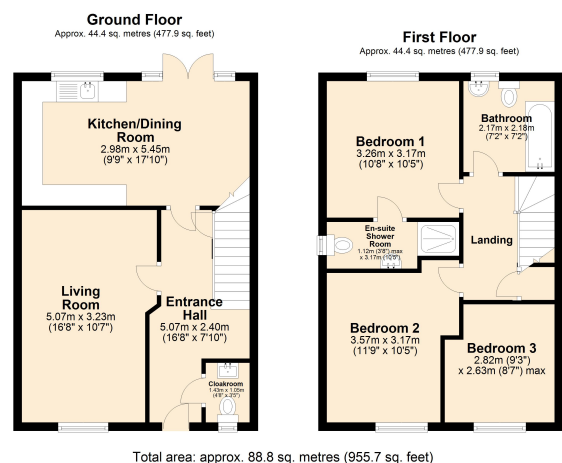
2.82m x 2.65m (9' 3" x 8' 8") Window to front.

### Bathroom

2.18m x 2.17m (7' 2" x 7' 1") Bath. W.C. Hand wash basin. 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.



Total area: approx. 88.8 sq. metres (955.7 sq. feet)