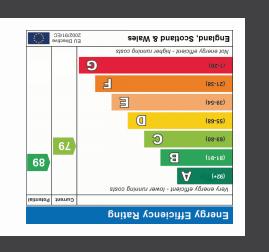


EALES - LETTINGS - MORTGAGES





9 Market Place, Downham Market PE38 9DG info@kingpartners.co.uk

20 Primrose Avenue

Downham Market, PE38 9EU

£310,000



SALES • LETTINGS • MORTGAGES



Primrose Avenue

Downham Market, PE38 9EU

This lovely Town House is set over three floors and benefits from UPVC double glazing and gas central heating. To the ground floor is a bright and airy kitchen/dining/living room with bi-folding doors to the rear garden and a downstairs cloakroom. The first floor has two bedrooms the master bedroom having an ensuite shower room. On the top floor are two additional bedrooms plus a family bathroom.

Outside the rear enclosed garden has two patio areas one immediately outside the bi-folding doors, the other at the rear of the garden in front of the summer house. At the bottom of the garden is a gate leading to the garage with a parking space.

The market town of Downham Market has both primary and secondary education and is well served with local amenities including shops and a main line rail link to Ely, Cambridge and London.





Part Glazed Composite Door To:

Entrance Hall

9' 4" x 6' 8" (2.84m x 2.03m) Staircase to first floor. Tiled floor. Radiator:

Cloakroom

5' 0" x 6' 3" (1.52m x 1.91m) W.C. Wash hand basin. Tiled floor. Spotlights.

Kitchen

10' 5" x 10' 0" (3.17m x 3.05m) UPVC double glazed window to front. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Integrated fridge freezer. Integrated dishwasher. Integrated electric oven and microwave. Gas hob with extractor over. Radiator. Open plan to living/dining room. Tiled floor.

Living/Dining Room

22' 2" x 17' 1" (6.76m x 5.21m) Dining Room: Radiator: Utility cupboard housing washing machine and tumble dryer. Tiled floor. Living Room: Radiator. UPVC double glazed window to side. Bi-fold doors to rear garden/ Laminate floor.

Bedroom 4

 $8^{\prime}\,0^{\prime\prime}$ x $9^{\prime}\,9^{\prime\prime}$ (2.44m x 2.97m) UPVC double glazed window to front. Radiator.

Second Floor Landing

UPVC window to side. Boiler cupboard. Radiator. Loft hatch.

Bedroom 2

9' 2" x 13' 6" (2.79m x 4.11m) UPVC double glazed window to front. Radiator. Cupboard.

Bedroom 3

12' 3" \times 9' 2" (3.73m \times 2.79m) UPVC double glazed window to rear. Radiator:

Bathroom

5' 5" x 7' 2" (1.65m x 2.18m) UPVC double glazed window to rear. Panelled bath with mixer shower and screen. Heated towel rail.

Rear Garden

Patio area at the top plus additional patio area at the bottom of the garden with a summer house, which has windows, patio door and power sockets. Outside tap & outside power socket. Area laid to lawn. Gate to garage & pa



First Floor Landing

UPVC double glazed window to front. Radiator. Cloak cupboard.

Bedroom I

II' 7" x 9' 3" (3.53m x 2.82m) UPVC window to rear. Radiator. Integrated double width wardrobe. Access to En-suite.

En-suite

4' 6" x 7' 3" ($1.37m \times 2.21m$) UPVC double glazed window to rear. Walk in shower: Wash hand basin. W.C. Heated towel rail.

Front

To the front is a pathway leading to front door.

Garage

9'0" x 16'7" (2.74m x 5.05m)

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.