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King & Partners



20 Primrose Avenue
Downham Market, PE38 9EU

£310,000

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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 en-suite 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) WC. 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:

First Floor Landing

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

Bedroom 1

11' 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 x 2.21m) UPVC double glazed window to rear: Walk in shower: Wash hand basin. WC. Heated towel rail.

Bedroom 4

8' 0" x 9' 9" (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" x 9' 2" (3.73m x 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 & parking.

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.