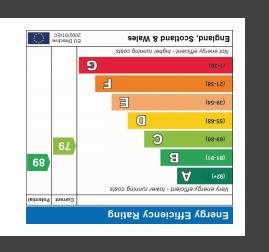


# EALES - LETTINGS - MORTGAGES





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## 20 Primrose Avenue

Downham Market, PE38 9EU

£310,000



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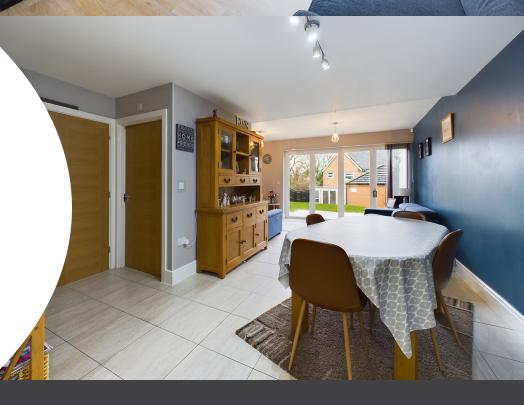
## **Primrose Avenue**

### 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.