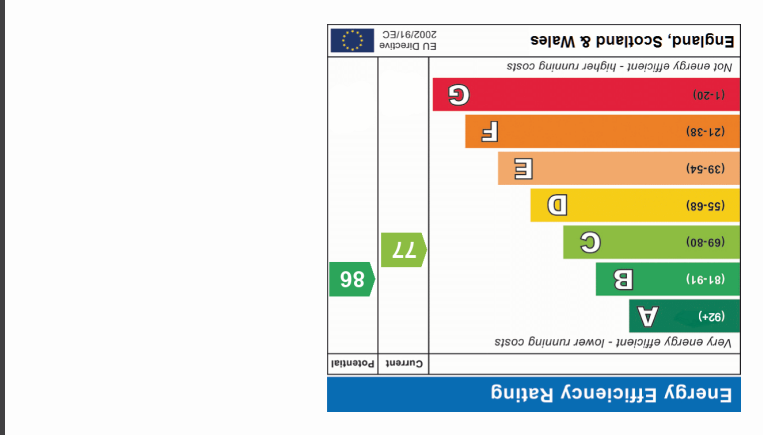


9 Market Place, Downham Market
 PE38 9DG
 01366 385588
 info@kingpartners.co.uk



King & Partners
 SALES • LETTINGS • MORTGAGES



94 Grimshoe Road
 Downham Market, PE38 9WF

£330,000

King & Partners
 SALES • LETTINGS • MORTGAGES

01366 385588
 info@kingpartners.co.uk



Grimshoe Road

Downham Market, PE38 9WF

This attractive family home is situated close to the shops and services of Downham Market including a mainline rail link to Cambridge and London. To the ground floor is a bright and airy hallway leading to the kitchen and living room with feature fireplace and glazed doors leading through to the kitchen/dining room. The modern kitchen has a double oven and gas hob with room for additional appliances. The open plan space opens onto the dining area with patio doors to the rear garden. From the kitchen is an entrance to the utility room with pedestrian access to storage area. On the first floor there are 4 bedrooms, two of which have en-suite shower rooms plus a family bathroom. Outside to the rear is an enclosed garden with a patio and decked area mainly laid to lawn with trees and shrubs. To the front there is driveway parking and a path leading to the front door.



Part Glazed Composite Door To:

Entrance Hall

18' 5" x 3' 9" (5.61m x 1.14m) Staircase to first floor: Radiator: Under stairs storage.

Cloakroom

6' 6" x 3' 0" (1.98m x 0.91m) UPVC double glazed window to front. Wash hand basin. W.C. Radiator: Tiled Floor:

Living Room

20' 9" x 10' 11" (6.32m x 3.33m) Max. UPVC double glazed bay window to front. Radiator: Feature fireplace. Double part glazed doors to kitchen/dining room.

Kitchen/Dining Room

10' 7" x 18' 0" (3.23m x 5.49m) UPVC double glazed window to rear: UPVC double glazed patio doors and window to rear: Fitted with a range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Gas hob with extractor hood over: Double oven. Space for washing machine & dishwasher: Radiator: Door to utility room.

Utility Room

10' 7" x 9' 7" (3.23m x 2.92m) Door to rear: Space for fridge freezer & tumble dryer: Storage cupboard. Tiled floor: Door to rear: Door to storage area.

Landing

11' 7" x 4' 6" (3.53m x 1.37m) Radiator: Airing cupboard. Loft hatch.

Bedroom 1

10' 8" x 14' 0" (3.25m x 4.27m) UPVC double glazed window to rear: Radiator: Door to En-suite.

En-suite

7' 6" x 3' 9" (2.29m x 1.14m) UPVC double glazed window to side. Shower cubicle. Wash hand basin within vanity unit. . W.C. Heated towel rail. Spotlights.

Bedroom 2

13' 1" x 10' 5" (3.99m x 3.17m) UPVC double glazed doors to Juliette balcony. Radiator: Door to En-suite

En-suite

3' 9" x 10' 5" (1.14m x 3.17m) UPVC double glazed doors to rear: Shower cubicle. Wash hand basin. W.C. Heated towel rail. Tiled floor: Spot lights.

Bedroom 3

12' 8" x 9' 8" (3.86m x 2.95m) UPVC double glazed window to front. Radiator:

Bedroom 4

6' 5" x 8' 1" (1.96m x 2.46m) UPVC double glazed window to front. Radiator:

Family Bathroom

8' 4" x 9' 6" (2.54m x 2.90m) UPVC double glazed window to side. Panelled bath with shower screen and mixer shower taps. Wash hand basin. W.C. Heated towel rail. Tiled floors. Spot lights.

Rear Garden

Enclosed rear garden with patio and decked areas.

Front

To the front is a path leading to the front door: Area laid to lawn. Driveway parking.

Storage Area

6' 3" x 10' 0" (1.91m x 3.05m) Up & Over Door: Light and Power Door to Utility Room

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.

