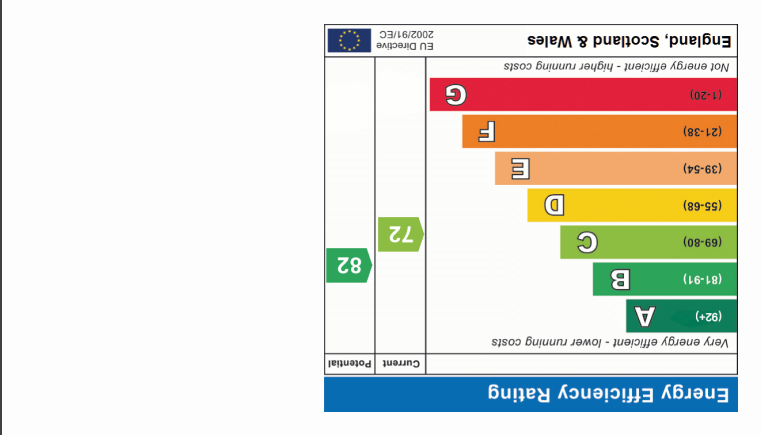


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9 Market Place, Downham Market



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37 Rosemary Way

Downham Market, PE38 9UB

£275,000

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# Rosemary Way

## Downham Market, PE38 9UB

This lovely semi-detached house is situated in a good location within Downham Market, close to schools and local facilities. On the ground floor there is a living room with patio doors leading to the rear garden, a dining room, fitted kitchen with a utility room, and a downstairs cloakroom. On the upper floor the master bedroom has a dressing area leading through to the en-suite shower room plus two additional bedrooms and a family bathroom. In addition there is UPVC double glazing and gas central heating plus a garage.



Part Glazed Door to

Porch  
2' 9" x 3' 3" (0.84m x 0.99m) Door to Entrance Hall.

Entrance Hall  
Staircase to first floor: Laminate floor: Radiator:

Dining Room  
8' 11" x 8' 11" (2.72m x 2.72m) UPVC double glazed window to front. Laminate floor: Radiator:

Living Room  
16' 8" x 9' 6" (5.08m x 2.90m) UPVC double glazed window to front. Feature fireplace. Laminate. Patio door to rear:

Cloakroom  
2' 10" x 5' 3" (0.86m x 1.60m) W.C. Wash hand basin. Radiator: Laminate floor:

Kitchen  
9' 3" x 9' 10" (2.82m x 3.00m) UPVC double glazed 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. Integrated oven. Gas hob. Extractor hood. Space for dishwasher & fridge freezer: Tiled floor: Spotlights. Door to utility room.

Utility Room  
7' 1" x 4' 0" (2.16m x 1.22m) Door to side. Base unit with stainless steel sink and drainer: Space for washing machine. Tiled floor:

Landing  
6' 3" x 6' 7" (1.91m x 2.01m) UPVC double glazed window to side. Radiator: Loft hatch. Boiler airing cupboard.

Bedroom 1  
10' 3" x 12' 9" (3.12m x 3.89m) UPVC double glazed window to front. Laminate floor: Radiator: Opening to dressing area.

Dressing Room  
6' 1" x 4' 4" (1.85m x 1.32m) UPVC double glazed window to rear: Radiator: Laminate floor: Door to En-suite

En-suite  
6' 2" x 4' 11" (1.88m x 1.50m) UPVC double glazed window to side. W.C Wash hand basin. Shower cubicle. Heated towel rail.

Bedroom 2  
9' 4" x 9' 10" (2.84m x 3.00m) UPVC double glazed window to front. Radiator:

Bedroom 3  
9' 0" x 8' 4" (2.74m x 2.54m) UPVC double glazed window to rear: Radiator:

Bathroom  
9' 5" x 5' 5" (2.87m x 1.65m) UPVC double glazed window to front. Panelled bath. W.C. Wash hand basin. Tiled floor: Radiator:

Garden  
Lawn. Mature planting.

Front  
Pathway leading to front door: Shingled borders with mature planting. Garage available en-block.

Garage  
9' 3" x 16' 7" (2.82m x 5.05m) Up and Over Door Pedestrian door:

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.