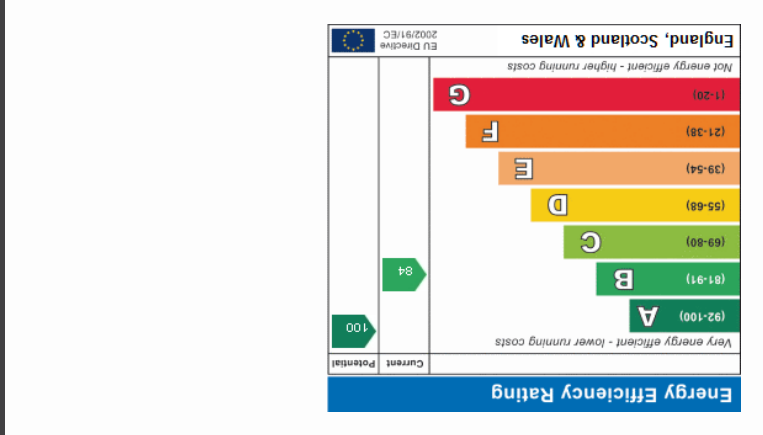


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SALES • LETTINGS • MORTGAGES

King & Partners



16a Mill Lane
 Downham Market, PE38 9QT

£375,000

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Mill Lane

Downham Market, PE38 9QT

Situated in a popular area of Downham Market is this 3 bedroom detached house which is close to the shops and local services including a mainline rail link to Cambridge and London.

The property has an attractive kitchen/breakfast room with integrated appliances, a breakfast bar and also a dining area and separate utility/cloakroom. There is a lovely living/dining room with double bi-folding doors overlooking the rear garden. To the first floor are 3 bedrooms, the master having an en-suite including a bath and shower cubicle. There is an additional family bathroom again with a shower cubicle and bath.

To the outside of the property at the front there is a block paved driveway offering parking as well as an integral garage with power and light. To the rear of the property is an enclosed garden mainly laid to lawn with a patio area.

On the ground floor there is underfloor gas central heating with radiators to the upper floor and UPVC double glazing throughout. This property should be viewed to appreciate all that it has to offer.



Part Glazed Door Leading To:

Entrance Hall

Tiled floor. Staircase to first floor. Door to garage.

Kitchen/Breakfast Room

18' 6" x 11' 2" (5.64m x 3.40m) UPVC double glazed window to front. Fitted with a range of wall and base units with roll edge worktop over incorporating a ceramic sink with mixer tap. Breakfast bar. Gas hob. Extractor. Integrated electric oven & microwave. Integrated fridge freezer. Tiled floor. Underfloor heating.

Living/Dining Room

10' 6" x 25' 0" (3.20m x 7.62m) Tiled floor. Two bi-folding doors to rear. Underfloor heating.

Utility/Cloakroom

6' 3" x 5' 5" (1.91m x 1.65m) Obscured UPVC double glazed window to side. Base unit with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for washing machine and tumble dryer. W.C. Tiled floor. Underfloor heating.

First Floor Landing

Radiator. Loft hatch.

Bedroom 1

14' 9" x 11' 4" (4.50m x 3.45m) UPVC double glazed window to front. Radiator. Under eave storage.

En-suite

9' 5" x 5' 9" (2.87m x 1.75m) 5' 8" x 9' 5" (1.73m x 2.87m) Rainfall shower within shower cubicle. Panelled Bath W.C. Wash hand basin within vanity unit.

Bedroom 2

16' 11" x 8' 9" (5.16m x 2.67m) UPVC double glazed window to front. Radiator.

Bedroom 3

10' 7" x 12' 6" (3.23m x 3.81m) UPVC double glazed window to rear. Radiator.

Bathroom

9' 6" x 5' 10" (2.90m x 1.78m) Shower cubicle with rainfall shower. Panelled bath. W.C. Wash hand basin within vanity unit. Heated towel rail. Spot lights.

Garden

Mainly laid to lawn with a patio area.

Garage

8' 9" x 16' 11" (2.67m x 5.16m) Up & Over door. Power and light. Door to the side. Integral door to hallway.

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.

