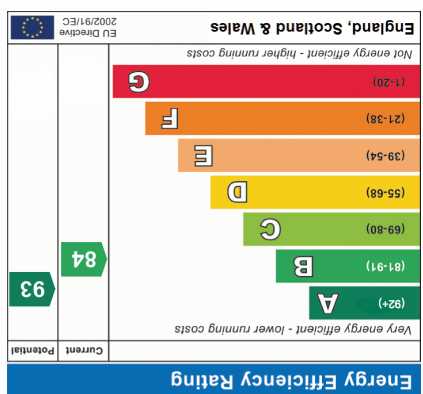


9 Market Place, Downham Market



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49 Sluice Road

Denver

Downham Market, PE38 0DY £550,000



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Sluice Road

Denver, Downham Market, PE38 0DY

This 7 year old home was constructed by local reputable builders PKS and offers a high quality finish inside and out. Located in the highly popular well served village of Denver and only one and a half miles from Downham Market town and mainline train station which has connections to Cambridge & London. The home offers many luxury features including tiled floors, wood burning stove, granite worktops and fitted wardrobes to all bedrooms. There is a lovely open plan kitchen, dining and family room with bi-folding doors onto the rear private garden which benefits from countryside views. The home has gas fired underfloor central heating to the ground floor with radiators to the first floor and the sitting room has a wood burning stove. In the garden is an air conditioned studio cabin which has a separate cloakroom which is ideal for a home office. There is plenty of parking to the front as well as a garage with electric door. There is access to either side to the rear garden where there is a generous patio area, covered porch and lovely countryside views. A great home which must be viewed to fully appreciate all it has to offer.



Double Glazed Door to;

Entrance Hall

Staircase to first floor: Tiled floor: Spotlights.

Open Plan Kitchen/Dining /Family Room

29' 8" x 12' 0" (9.04m x 3.66m)

Kitchen

UPVC double glazed window to front. Room thermostat. Fitted with a range of wall and bas units with granite worktops over: Peninsular with sink and drainer and mixer taps. Breakfast bar seating. Integrated dish washer. Space for range cooker. Extractor fan over: Space for a American fridge freezer. Tiled floor: Spot Lights

Family Area

Tiled floor: Spot lights. Under stairs storage cupboard. Door to rear garden.

Dining Area

Two Velux windows. UPVC double glazed window to side. Bi-folding doors to rear

Sitting Room

13' 10" x 14' 10" (4.22m x 4.52m) UPVC double glazed window to front. Wood burning stove within feature fireplace. 3 wall lights. Tiled floor: Room thermostat. Television point. Telephone point.

Utility Room

6' 10" x 5' 0" (2.08m x 1.52m) UPVC Double glazed window to rear: Utility cupboard. Wall and base units with granite worktop over: Space for washing machine and tumble dryer: Cupboard housing gas boiler:

Shower Room

6' 4" x 5' 1" (1.93m x 1.55m) UPVC double glazed window to rear: Wash hand basin within vanity unit. Shower unit. W.C. Heritage style radiator with towel rail. Spot lights.

First Floor Landing

UPVC double glazed window to front. Radiator: Room thermostat. Loft access. Spot lights.

Bedroom 1

13' 9" x 11' 7" (4.19m x 3.53m) UPVC window to rear: Fitted triple wardrobe. Radiator: Spot lights. Door to En-suite.

En-suite

10' 1" x 8' 1" (3.07m x 2.46m) Double glazed Velux window. Bath. shower cubicle. W.C. Wash hand basin within vanity unit. Heritage style radiator and heated towel rail. Shaver point. Extractor fan.

Bedroom 2

12' 7" x 10' 0" (3.84m x 3.05m) UPVC double glazed window to front. Fitted wardrobe. Radiator: Television point. Spot lights.

Bedroom 3

13' 9" x 8' 5" (4.19m x 2.57m) UPVC double glazed window to front. Fitted double wardrobe. Television point.

Bedroom 4

8' 0" x 9' 11" (2.44m x 3.02m) UPVC double glazed window to rear: Double wardrobe, desk and draws. Television point. Spot lights.

Shower Room

7' 4" x 6' 8" (2.24m x 2.03m) Max. Double glazed Velux window. Double width shower cubicle. W.C. Wash hand basin within vanity unit. Tiled floor: Heated towel rail.

Garage

10' 3" x 18' 8" (3.12m x 5.69m) Electric up & over door: Personal door: Consumer unit. Power and light.

Air Conditioned Cabin

8' 2" x 12' 8" (2.49m x 3.86m) Air conditioning unit. Double glazed sliding door: 4 wall light. Laminate floor: Window. Door to cloakroom. Air conditioning unit.

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.