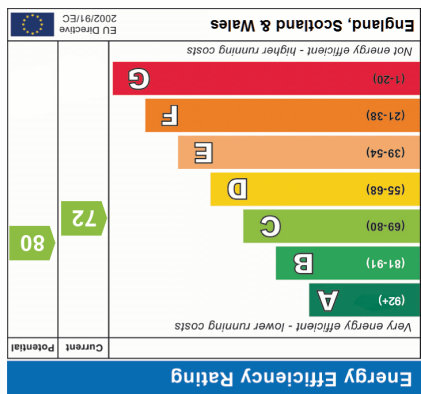


## 9 Market Place, Downham Market



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## 5 Red Hart Close

# Nordelph

# Downham Market, PE38 0BF

£345,000



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# Red Hart Close

## Nordelph, Downham Market, PE38 0BF

This lovely family home is situated in a quiet rural location with lovely field views and has been very well maintained by the current owners. There is a modern, spacious kitchen/dining room with integrated appliances, a central island and a dining area. The 16' living room is situated to the front, there is also a utility room plus a downstairs cloakroom. Bedroom one is on the ground floor and overlooks the rear garden with patio doors, plus an en-suite shower room. On the first floor there are 3 further bedrooms plus a family bathroom. To the front of the property is a detached garage with power and light plus a gravelled driveway with mature shrubs and a parking area and picturesque field views. The well manicured rear garden is south facing and has a patio area with well maintained borders and plants. A fabulous house in walk in condition just ready for a new family to appreciate all that it has to offer.



Part Glazed Door To:

Entrance Hall

14' 0" x 6' 4" (4.27m x 1.93m) Radiator: Laminate floor: Staircase to first floor: Storage cupboard

Living Room

16' 0" x 12' 6" (4.88m x 3.81m) UPVC double glazed window to front & two to the side. Laminate floor: Radiator:

Bedroom 1

13' 0" x 12' 4" (3.96m x 3.76m) UPVC double glazed patio doors to rear garden. Radiator: Laminate floor:

En-suite

4' 0" x 9' 10" (1.22m x 3.00m) UPVC double glazed window to side. Enclosed shower cubicle. Wash hand basin within vanity unit. W.C. Tiled floor:

Kitchen/Dining Room

24' 0" x 10' 8" (7.32m x 3.25m) Kitchen area: UPVC double glazed window to rear. Fitted with a range of wall and base units with worktop over, incorporating a stainless steel sink and drainer with mixer tap. Double Neff oven. Electric hob with extractor hood. Integrated fridge. Integrated freezer. Integrated dishwasher. Spot lights. Central island with seating. Radiator:

Dining Area: UPVC double glazed window to front. Radiator:

Utility Room

6' 0" x 6' 4" (1.83m x 1.93m) Fitted with wall and base units with stainless steel sink and mixer tap. Space for washing machine. Boiler: Laminate floor: Door to rear garden.

Cloakroom

3' 0" x 6' 4" (0.91m x 1.93m) W.C. Wash hand basin. Laminate floor: Radiator:

Landing

Velux window to rear. Airing cupboard. Loft hatch

Bedroom 2

15' 0" x 12' 6" (4.57m x 3.81m) UPVC double glazed window to front. Radiator:

Bedroom 3

18' 8" x 10' 9" (5.69m x 3.28m) UPVC double glazed window to front . Radiator: Fitted wardrobe.

Bedroom 4

9' 0" x 14' 8" (2.74m x 4.47m) Max. UPVC double glazed window to side. Velux window to the front. Radiator:

Family Bathroom

7' 0" x 6' 4" (2.13m x 1.93m) UPVC double glazed window to side. Panelled bath with shower screen and shower mixer tap. W.C. Wash hand basin within vanity unit. Shaver point. Extractor fan. Radiator:

Rear Garden

Patio area. Mature plants and shrubs.

Front Garden

Gravel frontage. Mature planting. Driveway. Field views.

Garage

Power and light. Up & over garage 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.