

Approximate total area(1)

1252 ft²

116.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax Band - D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

72 Primrose Avenue, Downham Market, PE38 9EU

£350,000

- Detached House
- 4 Bedrooms
- Cloakroom & Utility Room
- Family Bathroom & En-suite to Master Bedroom
- Garage & Parking
- UPVC Double Glazing & Gas Central Heating
- Living Room
- Dining Room
- Enclosed Garden With Patio

01366 385588 | www.kingpartners.co.uk | info@kingpartners.co.uk

King & Partners
SALES • LETTINGS • MORTGAGES

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Property Detail

This detached four bedroom house is situated within easy access to both the mainline station and the services of Downham Market. There is a spacious hallway offering access to all rooms. The living room has patio doors that lead to the rear garden, in addition there is a separate dining room which could be used as a home office if needed. The modern kitchen has plenty of space for entertaining and again offers patio doors to the garden. Leading from the kitchen is a useful utility room with access to the outside. A downstairs cloakroom completes the ground floor. To the upper floor there are four bedrooms two of which have fitted wardrobes. The master bedroom has an en-suite shower room and the other bedrooms are served by the family shower room. Outside to the rear is an enclosed garden with a generous patio area. To the front is access to the garage with additional driveway parking. The front garden is framed by picket fencing with access to the front door. A lovely family home in a really nice location.



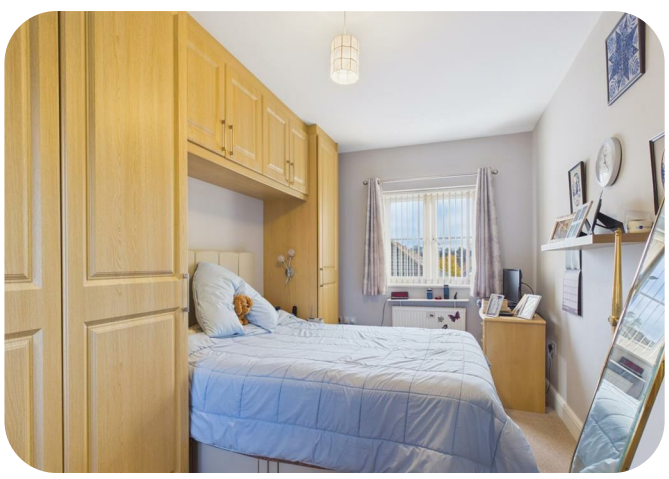












Hallway
15'10" x 7'7"
UPVC double glazed window to rear. Staircase to first floor. Under stairs storage. Radiator.

Living Room
15'11" x 12'3"
UPVC double glazed windows to front. Patio doors to rear garden. Radiator.

Dining Room
11'9" x 8'8"
UPVC double glazed window to front & side. Radiator.

Kitchen
11'0" x 11'4"
Two UPVC double glazed windows to side. Double patio doors to rear. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Gas hob. Electric oven. Extractor hood. Space for fridge and freezer. Tiled floor. Tiled splash backs. Spot lights.

Utility Room
5'0" x 11'4"
UPVC double glazed window to rear. Door to side. Fitted with base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Space for washing machine & tumble dryer. Extractor fan. Tiled splash backs. Radiator. Spot lights.

Cloakroom
3'8 x 5'0"
UPVC double glazed window to side. Radiator. W.C. Wash hand basin.

Landing
UPVC double glazed window to rear. Loft access. Radiator. Airing cupboard.

Bedroom 1
11'2" x 11'3"
Three UPVC double glazed windows to side. Radiator. Fitted wardrobes.

En-Suite
5'0" x 4'8"
UPVC Double glazed window to side. Shower cubicle. Wash hand basin. W.C. Radiator. Spot lights. Extractor fan.

Bedroom 2
15'11" x 8'8"
Two UPVC double glazed windows to front and side. Fitted wardrobes. Radiator.

Bedroom 3
11'11" x 7'9"
UPVC double glazed window to front. Radiator. Boiler cupboard. Spot lights.

Bedroom 4
9'0" x 8'10"
UPVC double glazed window to front. Radiator.

Shower Room
6'7" x 5'8"
UPVC double glazed window to side. Shower cubicle. Wash hand basin. W.C. Spot lights. Heated towel rail. Extractor fan.

Rear Garden
Spacious patio area. Area laid to lawn. Mature borders with shrubs.

Front Exterior
Picket fence. Area laid to lawn. Driveway leading to garage.

Garage
Up & Over door. Door to rear garden.