



Broomhill, DOWNHAM MARKET, PE38 9QY

welcome to

Broomhill, DOWNHAM MARKET

Chain free! An exceptionally spacious 4/5/6 bed detached home set in a sought-after area of Downham Market, close to the town centre & station. Featuring an open-plan kitchen/diner, 4 1st floor bedrooms, principal suite with en suite & dressing room, 2 ground floor bedrooms, double garage & garden.



Accommodation:

Entrance Porch

Door to the front.

Entrance Hall

Door to the front. Two radiators. Storage cupboard. Stairs leading to the first floor landing.

Lounge

19' 3" x 17' 10" (5.87m x 5.44m)
Double-glazed bay window to the front & double-glazed window to the side. Two radiators.

Kitchen / Diner

14' 10" x 15' 4" (4.52m x 4.67m)
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a range-style cooker with stainless steel cooker hood over. There is also an integrated fridge and dishwasher, both of which are included with the sale. Tiled flooring with underfloor heating. Radiator. Double-glazed windows to the side & rear. Double-glazed French doors to the rear leading to the rear garden. Two double-glazed Velux skylight windows.

Utility Room

8' 11" x 8' 3" (2.72m x 2.51m)
Worcester Bosch 8000 40kW combi condensing boiler, which is only 1 year old and has just had first annual service, 9 out of the 10 year warranty remaining. Double-glazed window to the rear. Space for a washing machine & tumble dryer. Space for a fridge/freezer. Double-glazed door to the rear leading to the rear garden.

Second Family Room/Bedroom 2

19' 6" x 10' 5" narrowing to 9' 10" (5.94m x 3.17m narrowing to 9' 10")
Previously used as Family Games room, currently being used as Bedroom Two. Two double-glazed windows to the side. Two storage cupboards. Radiator. Double-glazed French doors to the rear.

Dining Room/Bedroom 3

11' 6" x 13' 1" max (3.51m x 3.99m max)
Formerly the family dining room, currently being used as Bedroom Three. Double-glazed bay window to the front. Double-glazed window to the side. Feature fireplace. Two radiators.

First Floor Landing

Stairs from the entrance hall. Loft access.

Bedroom One

15' 4" x 11' 6" (4.67m x 3.51m)
Double-glazed window to the front. Radiator.

En Suite

Fitted with WC, pedestal wash hand basin, bath & shower cubicle. Stainless steel heated towel rail. Double-glazed window to the rear.

Dressing Room

7' 1" x 6' 9" max (2.16m x 2.06m max)

Bedroom Four

12' 8" x 10' 7" (3.86m x 3.23m)
Double-glazed windows to the side & rear. Radiator.

Bedroom Five

10' 7" x 11' 5" (3.23m x 3.48m)
Double-glazed windows to the front & side. Radiator.

Bedroom Six / Study

8' 3" x 6' 8" (2.51m x 2.03m)
Double-glazed window to the front. Radiator.

Bathroom

Fitted with WC, pedestal wash hand basin, bath & shower cubicle. Double-glazed window to the rear.

Outside

To the front of the property, a large gravelled driveway provides extensive off-road parking for multiple vehicles & extends down the side of the property, leading to the detached double garage. To the rear, the generous garden is mainly laid to lawn, alongside a patio area & various plants, shrubs, hedges & trees.



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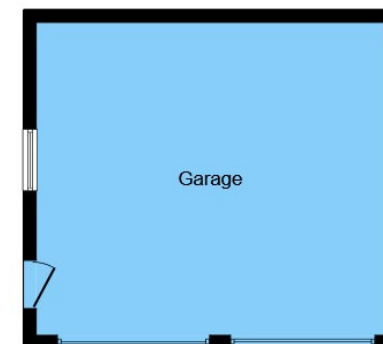




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Broomhill, DOWNHAM MARKET

- 4/5/6 bedroom detached house
- Chain free!
- Double garage + extensive gravelled driveway
- Walking distance to town centre
- Diverse, flexible, multi-functional living space

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112466 - 0005

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