



Broomhill, Downham Market, PE38 9QY

welcome to

Broomhill, Downham Market

Set in a popular, non-estate location within walking distance to Downham Market town centre, lies this exceptionally large link-detached family home. The property boasts versatile living accommodation throughout, including an open plan kitchen/diner, utility & multiple reception rooms. MUST BE SEEN!



Accommodation:

New double-glazed entrance door to:

Entrance Hall

Door to the front. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & pedestal wash hand basin. Radiator.

Lounge

14' 3" x 11' 6" (4.34m x 3.51m)
Double-glazed window to the front. Two radiators. Fireplace.

Study

9' 1" x 6' 6" (2.77m x 1.98m)
Double-glazed window to the front. Radiator.

Kitchen

11' 1" x 15' 3" (3.38m x 4.65m)
This fitted kitchen includes both wall & base units, which benefit from new doors and handles, with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric double oven & a gas hob with cooker hood over. There is also an integrated fridge/freezer, as well as space & plumbing for a dishwasher. Storage cupboard. Radiator. Tiled flooring. Double-glazed window to the rear & double-glazed door to the rear leading to the rear garden. Opening to:

Utility Room

5' 8" x 7' 8" (1.73m x 2.34m)
Fitted with base units with work surfaces over. Space & plumbing for a washing machine. Space for a fridge/freezer. Tiled flooring.

Dining Room

9' 2" x 11' 6" (2.79m x 3.51m)
Double-glazed French doors to the rear leading to the rear garden. Radiator.

First Floor Landing

Stairs from the entrance hall. Airing cupboard. Radiator. Double-glazed window to the front.

Lounge

16' 8" x 13' 7" (5.08m x 4.14m)
Two double-glazed windows to the front. Two radiators.

Bedroom One

15' 3" x 11' 9" (4.65m x 3.58m)
Double-glazed window to the front. Radiator. Two built-in cupboards.

En-Suite

Fitted with new WC, pedestal wash hand basin & bath with mixer taps & shower over. Partly tiled. Radiator. Double-glazed window to the rear. New units and new flooring.

Bedroom Two

14' 7" x 9' 9" (4.45m x 2.97m)
Two double-glazed windows to the rear. Two radiators. Built-in wardrobes.

Bathroom

Fitted with WC, pedestal wash hand basin & bath with mixer taps & shower over. Radiator. Partly tiled. Double-glazed window to the rear.

Second Floor Landing

Stairs from the first floor. Airing cupboard. Loft access. Radiator. Double-glazed skylight window.

Bedroom Three

9' 8" x 16' 4" (2.95m x 4.98m)
Double-glazed window to the front. Double-glazed skylight window. Built-in wardrobes.

Bedroom Four

8' 7" x 14' 4" (2.62m x 4.37m)
Two double-glazed skylight windows. Radiator.

Bedroom Five

8' 4" x 7' 3" (2.54m x 2.21m)
Double-glazed window to the front. Radiator. Built-in wardrobe.

Shower Room

Having also been updated and fitted with WC, wash hand basin & shower cubicle. Radiator. Partly tiled. Double-glazed window to the rear.

Outside

To the front of the property, the garden is mainly laid to lawn, alongside various shrubs & hedges. A brickweave driveway provides off-road parking for up to 6 cars & leads to the double garage. To the rear, the south-east facing garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area and various plants & shrubs.



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welcome to

Broomhill, Downham Market

- Five/six bedroom detached family home
- Walking distance to local schools & town centre
- Off road parking for 6 cars
- Double garage
- Four reception rooms
- Utility room
- South-east facing rear garden
- South-east facing rear garden
- 4 bathrooms, including downstairs cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£490,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112575 - 0002

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