



**Holkham Close, Downham Market, PE38 9TP**

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## Holkham Close, Downham Market

A beautifully renovated, four bedroom detached family home, located in a peaceful cul-de-sac within a desirable area of Downham Market. This stunning home boasts two reception rooms, contemporary kitchen, large bedrooms & en suite, plus a generous rear garden, garage & driveway with EV charging.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator. Stairs leading to the first floor landing with under-stairs storage space.

**Cloakroom**

Fitted with WC & wash hand basin. Heated towel rail. Double-glazed window to the side.

**Lounge**

16' 6" plus bay window x 11' 6" ( 5.03m plus bay window x 3.51m )

Double-glazed bay window to the front. Radiator. Feature fireplace with electric fire. French doors opening to:

**Dining Room**

12' 4" x 9' 3" ( 3.76m x 2.82m )

Double-glazed sliding patio doors leading to the rear garden. Radiator.

**Kitchen**

13' 10" x 8' 2" max ( 4.22m x 2.49m max )

This modern, fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, a built-in electric oven & an electric hob with integrated cooker hood over. There is also an integrated dishwasher, as well as space for an American-style fridge/freezer. Double-glazed window to the rear. Door leading to the integral garage.

**First Floor Landing**

Stairs from the entrance hall. Storage cupboard. Loft access.

**Bedroom One**

12' 10" x 9' 2" plus door recess ( 3.91m x 2.79m plus door recess )

Double-glazed window to the front. Radiator. Built-in wardrobes.

**En Suite**

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Double-glazed window to the side.

**Bedroom Two**

13' 3" max x 8' 9" plus door recess ( 4.04m max x 2.67m plus door recess )

Double-glazed windows to the front & rear. Built-in wardrobe. Radiator.

**Bedroom Three**

10' 10" x 8' 9" ( 3.30m x 2.67m )

Double-glazed window to the rear. Built-in wardrobes. Radiator.

**Bedroom Four**

9' 10" max x 8' 7" ( 3.00m max x 2.62m )

Double-glazed windows to the front & side.

**Bathroom**

Fitted with WC, wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the rear.

**Outside**

To the front of the property, a brickweave driveway provides off-road parking for up to three vehicles, complete with an EV charging point, and leads directly to the garage. The well-maintained rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area, garden shed & summer house.

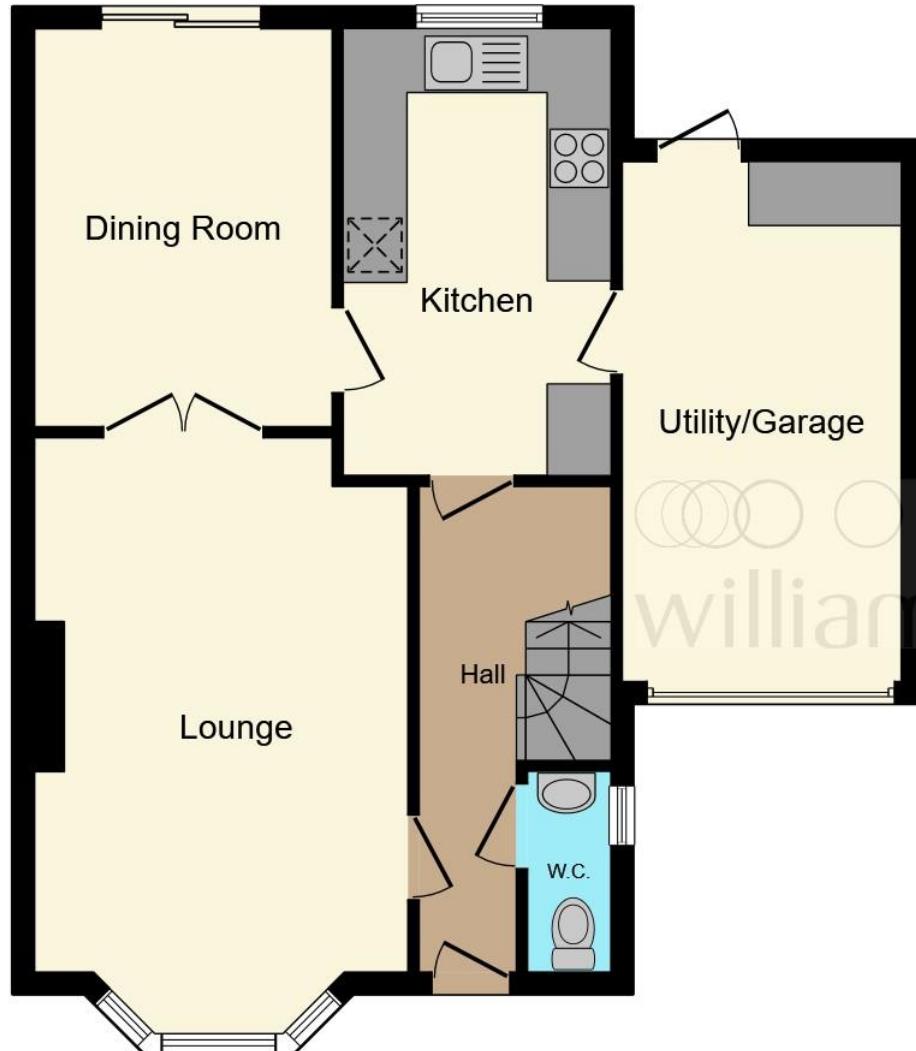
**Garage**

With electric door. Fitted with utility area offering space & plumbing for a washing machine & tumble dryer. Double-glazed door to the rear leading to the rear garden.



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**Ground Floor**



**First Floor**

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## Holkham Close, Downham Market

- 4 bedroom detached house
- Lounge + dining room
- Modern kitchen
- En suite + family bathroom
- EV charging point

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £340,000



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Property Ref:  
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Please note the marker reflects the postcode not the actual property

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