



Holkham Close, Downham Market, PE38 9TP

welcome to

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.

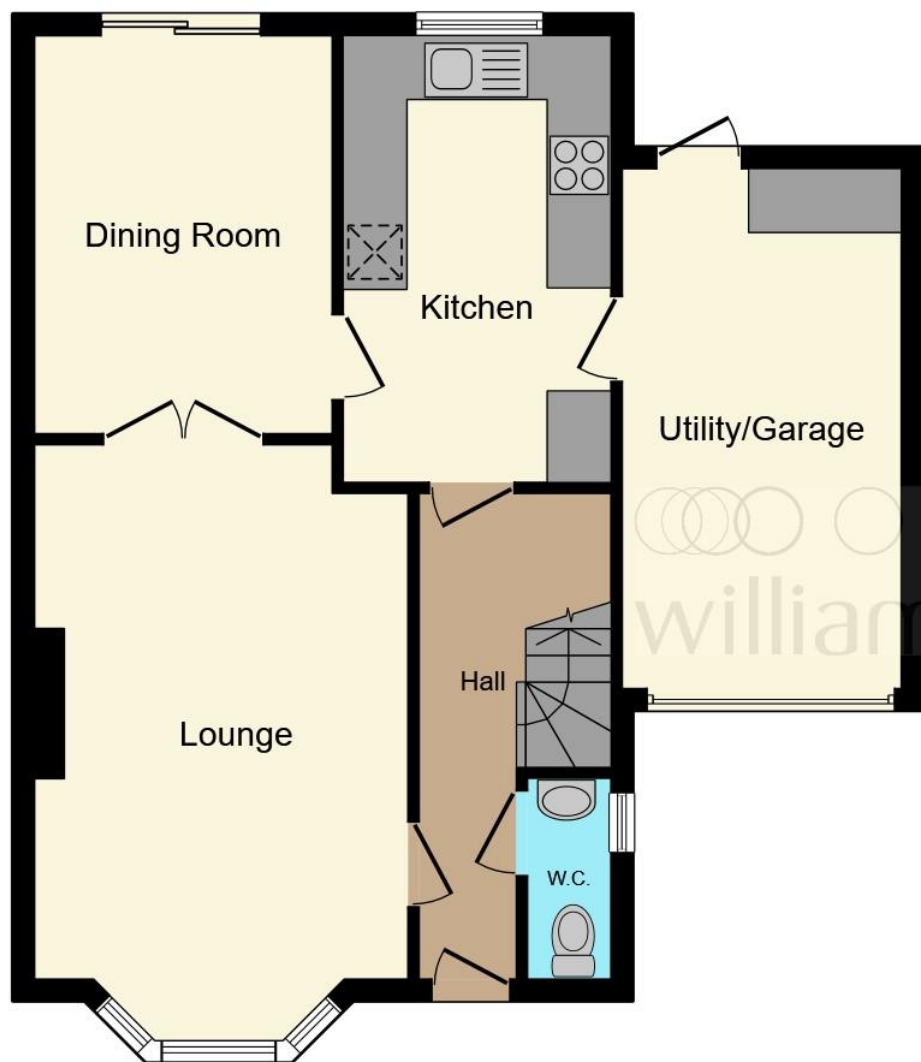
Garage

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

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

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112620 - 0003

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