



Orchid Close, Downham Market PE38 9GQ

Welcome to

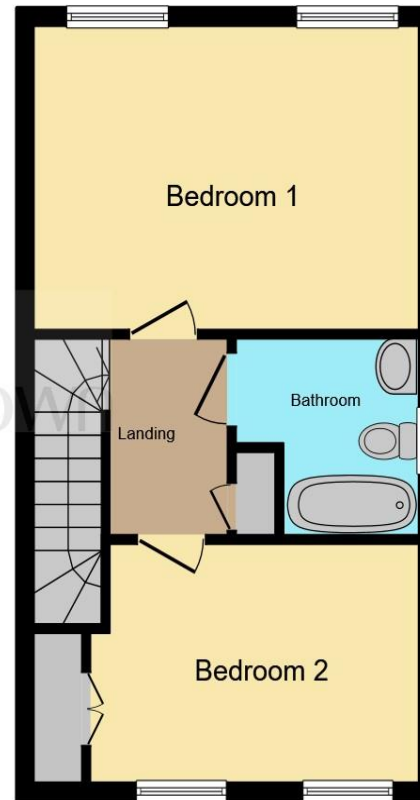
Orchid Close, Downham Market

William H Brown are delighted to present this modern 2 bedroom end-terraced house, built only 7 years ago and tucked away in a quiet cul-de-sac within one of Downham Market's most sought-after areas. Perfectly positioned, the property is just a short stroll from the town centre and mainline train station, which offers direct rail links to Ely, Cambridge & London Kings Cross – ideal for commuters. Immaculately presented throughout, this home is ready to move straight into. The ground floor boasts a contemporary fitted kitchen with integrated appliances, while the spacious lounge/diner forms the true heart of the home, complete with French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. A convenient ground floor WC adds further practicality. Upstairs, there are two generously sized bedrooms, with bedroom two featuring built-in wardrobes for additional storage, both complemented by the stylish family bathroom. Outside, a neat brickweave driveway provides off-road parking for two vehicles and leads to the garage, while the low-maintenance front garden adds to the home's kerb appeal. To the rear, the enclosed garden enjoys a lawn, patio area and a charming pergola, making it the perfect spot for summer entertaining.





Ground Floor



First Floor

Accommodation:

Entrance Hall

Cloakroom

Kitchen

9' 8" x 7' 4" (2.95m x 2.24m)

Lounge

14' 8" x 14' 8" (4.47m x 4.47m)

First Floor Landing

Bedroom One

14' 8" x 11' 1" (4.47m x 3.38m)

Bedroom Two

12' 7" x 8' 6" (3.84m x 2.59m)

Bathroom

Outside

Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

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

Orchid Close, Downham Market

- 2 bedroom end-terraced house
- Large lounge/diner
- Modern kitchen with integrated appliances
- Garage + driveway
- Rear garden
- Close to town centre + station

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112578



Property Ref:
DHM112578 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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