

11 Playhouse Yard, Downham Market, PE38 9HP

£925 Per

- 3 spacious bedrooms
- 2 modern bathrooms
- Kitchen/dining room
- Courtyard garden
- Allocated Parking
- Lounge
- Downstairs WC
- Gas central heating



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Front Exterior

This charming cottage boasts a quaint exterior with traditional brickwork and a classic dark green door, set within a peaceful street scene. Its modest frontage hints at the cosy and well-appointed interior within, perfect for those seeking a welcoming home with character.

Kitchen

The kitchen features a practical layout with cream-coloured cabinetry contrasted by navy blue plinths, complemented by wooden work surfaces and cream tiled splashbacks. Integrated appliances include a double oven and a gas hob with an extractor fan above, the flooring is a warm wood effect, tying the space together with a clean, contemporary feel.

Dining Room

Adjoining the kitchen is a bright dining area that enjoys natural light from French doors opening onto the courtyard garden. The space is versatile, offering ample room for a dining table and chairs with a simple, fresh décor scheme that enhances the airy atmosphere. The door leads conveniently to the neighbouring reception area, facilitating easy flow between living spaces.

Living Room

A spacious reception room welcomes you with a generous layout and wood-effect flooring that continues throughout the ground floor. The walls are simply decorated, featuring a subtle green geometric accent that adds a contemporary touch without overwhelming the space. This versatile room has a large window to the rear, filling the room with natural light and offering views over the garden.

Cloakroom

The downstairs cloakroom is compact yet well-appointed, featuring a modern white basin and toilet set against walls painted in a striking blue. The area behind the toilet has been cleverly panelled with wood to conceal pipework and provide a shelf for decorative items or storage. Patterned floor tiles add character and charm to this practical space.

Hallway

A practical hallway provides access to the stairs and adjoining rooms. It features wood-effect flooring and walls painted in a fresh two-tone green and cream scheme. There is a useful alcove space that could be used for storage or coat hanging, enhancing the functionality of this transitional area.

Bedroom 1

The main bedroom is a peaceful retreat with soft carpeting underfoot and a neutral wall colour that enhances the natural light provided by a skylight window. The room is spacious enough to accommodate a double bed and additional furniture, with a simple layout that allows for easy furnishing and personalisation.

Bedroom 2

The second bedroom is similarly well-proportioned with a pale carpet and neutral walls, benefiting from a skylight that brings in ample daylight. It offers a cosy atmosphere, ideal as a guest room, child's bedroom, or flexible space to suit your needs.

Study

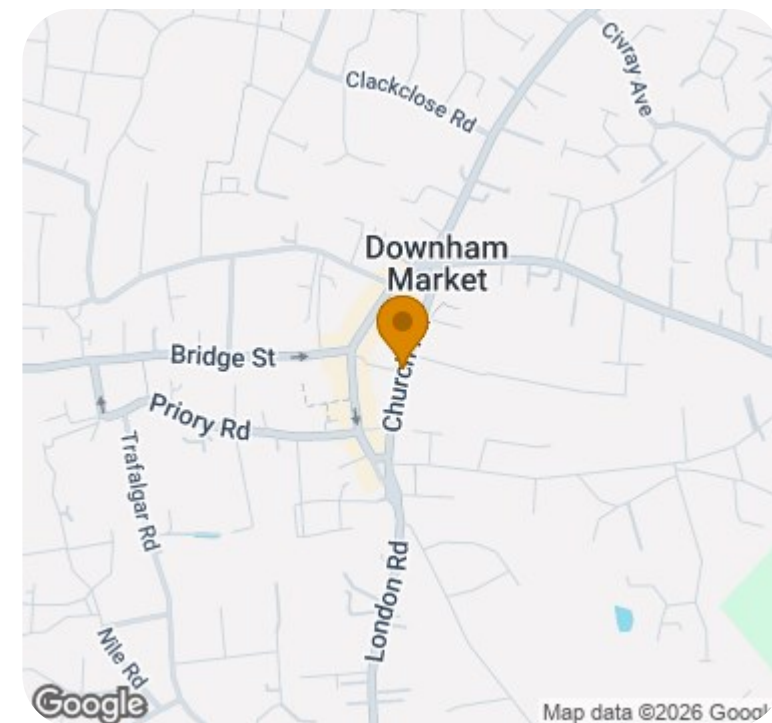
A smaller room that could serve as a study or nursery, this space is carpeted and painted in neutral tones. It has a simple wooden desk and shelving unit, making it a quiet, private area for work or hobbies.

Courtyard

The courtyard garden is an intimate outdoor space, enclosed by brick walls and paved for easy maintenance. It features a charming brick-built barbecue area with decorative tiles, perfect for entertaining or relaxing outdoors.

In the heart of Downham Market, this charming mid-terrace house on Playhouse Yard offers a delightful blend of modern living and convenience. Built in 2016, the property spans an inviting 753 square feet and features three well-proportioned bedrooms, 2 bathrooms, kitchen/dining area, spacious lounge and a downstairs WC. An ideal home for families or professionals seeking space and comfort.





Council Tax Band - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.