



A Brand New Home on Wagtail Road, Downham Market

£240,000

what3words; grumbles.grain.engage

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

There's something exciting about being the very first person to call a house home.

Set on the edge of the popular market town of Downham Market, this newly built two-bedroom semi-detached home offers exactly that opportunity, a fresh start in a home that feels bright, modern and completely ready for life to begin in from day one.

Whether you're stepping onto the property ladder for the first time, searching for a low-maintenance lifestyle, or simply looking for somewhere that fits around modern living effortlessly, this home strikes the balance beautifully.

From the outside, the clean contemporary finish immediately hints at what's waiting inside. Step through the door and the feeling continues, light-filled spaces, crisp modern interiors and a layout designed around how people genuinely live today.

The ground floor has been thoughtfully arranged to create one sociable, flowing living space without losing definition between areas. The kitchen and living space work together naturally, making everyday life feel easy and connected. Whether it's quiet evenings on the sofa, lazy weekend mornings, or hosting friends for dinner, this home adapts effortlessly to the occasion.

The kitchen itself is sleek, practical and ready to use from the moment you move in. Modern cabinetry, integrated appliances and generous worktop space ensure it's every bit as functional as it is stylish, while the breakfast bar keeps conversations flowing when guests gather around.

To the rear, French doors open onto the garden, drawing natural light through the entire space and creating that all-important connection between inside and out.

Upstairs, the sense of comfort and flexibility continues. Both bedrooms are genuine doubles, offering far more versatility than many modern homes. Whether you need a guest room, home office, dressing room or future nursery, the layout allows the home to evolve naturally with you over time. A stylish contemporary bathroom completes the first floor with a clean, modern finish.

Outside, the private rear garden provides a perfect balance of relaxation and practicality. There's space to dine outdoors on the patio, enjoy the sunshine, or simply let children or pets enjoy the lawn without the upkeep becoming overwhelming.

And this home doesn't just look modern, it's built for the future too. An air source heat pump, underfloor heating across the ground floor, EV charging point and impressive EPC B rating all combine to create a home that's efficient, comfortable and increasingly economical to run.

Add in allocated off-road parking, a new-build warranty and the added bonus of no onward chain, and this becomes a home that removes the stress often associated with moving.

Downham Market itself only adds to the appeal. With its bustling town centre, welcoming community and direct rail links to Ely, Cambridge and London King's Cross, it offers the perfect blend of convenience and lifestyle, ideal for commuters, young professionals and growing families alike.

Fresh, stylish and completely move-in ready, this is the kind of home that makes starting your next chapter feel genuinely exciting.

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

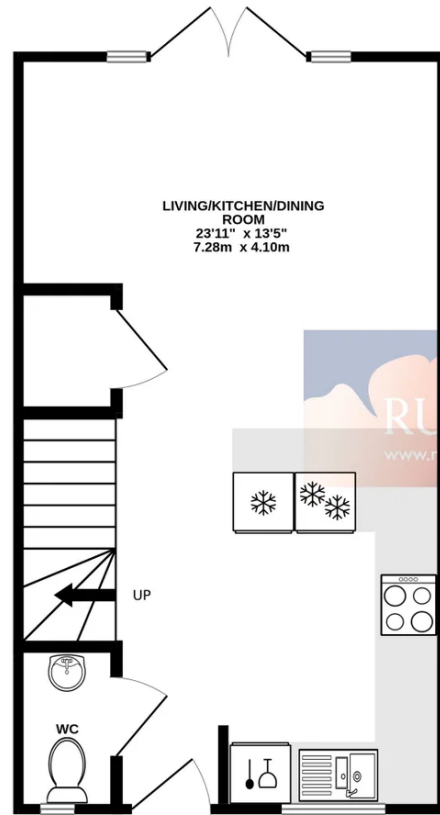
Tenure: Freehold

Property Type: Semi Detached House

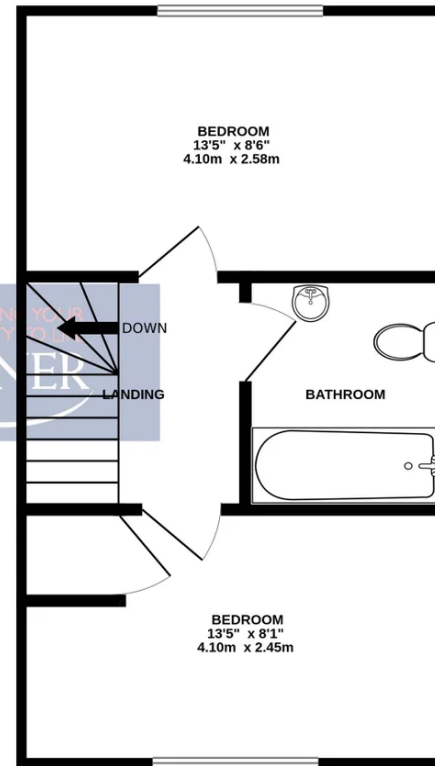
- Semi-Detached House
- Brand New Home
- Two Double Bedrooms
- Set on Edge of Market Town
- EV Charging Point and Allocated Off-road Parking
- Crisp, Modern Interior
- Private Lawned Rear Garden
- Efficient Air Source Heat Pump
- Ideal First Home
- Move in Ready



GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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