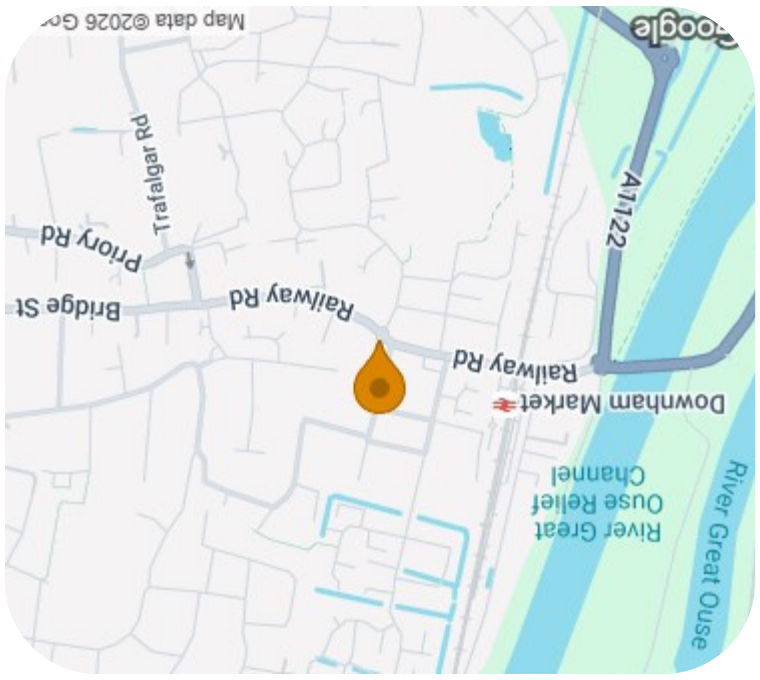




Council Tax Band - A



34 Railway Road, Downham Market, Norfolk, PE38 9EB

£225,000

- 3 spacious bedrooms
- 1 modern bathroom
- Cosy reception room
- Semi-detached house
- Located in Downham Market
- Close to local amenities
- Easy access to transport
- Family-friendly area
- Ideal for commuters
- Viewing recommended

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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.

Property Detail

Nestled on Railway Road in the charming town of Downham Market, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a practical bathroom, designed to cater to the needs of modern living. With its thoughtful layout, this home offers both comfort and functionality, making it an ideal choice for those seeking a peaceful retreat in a friendly community.

Downham Market is known for its rich history and vibrant local amenities, including shops, schools, and parks, all within easy reach. The property is conveniently located, ensuring that residents can enjoy the best of both town and countryside living.

This semi-detached house on Railway Road is a wonderful opportunity to create lasting memories in a lovely setting. Whether you are looking to invest in your first home or seeking a new place to settle down, this property is sure to impress. Do not miss the chance to make this charming house your new home.















Utility/Storage Room

17'5" x 5'0"

This Utility/Storage Room stretches lengthwise, offering practical space for storage and household items. It features a long countertop with cupboards underneath and shelving above, illuminated by a window that runs alongside it, bringing in natural light. The room has a functional and straightforward feel, ideal for keeping things organised and out of sight.

Rear Garden

The rear garden extends along the back of the property, enclosed by fencing and bordered with planting to create a private and inviting outdoor space. It features a paved walkway and a small paved seating area with room for garden furniture, perfect for enjoying fresh air and sunshine. The garden is well-maintained, with a mix of greenery and flowers that add colour and interest throughout the seasons.

Bedroom 1

11'10" x 9'7"

This bedroom offers a calm and comfortable retreat, furnished with a double bed and wardrobe. Neutral tones and soft furnishings create a cosy atmosphere, complemented by the natural light filtering through the window, which looks out onto the garden. The room provides practical storage and a peaceful space to relax and unwind.

Bedroom 2

7'11" x 5'9"

A smaller bedroom or study space, this room is appointed with a single bed and bedside table. The window lets in ample daylight, and the wooden flooring adds warmth to the room. It is versatile, suitable as a child's bedroom, guest room, or home office.

Shower Room

5'1" x 6'7"

This well-proportioned shower room features a modern white suite including a toilet, basin with storage beneath, and a shower cubicle. A window provides ventilation and daylight, while the tiling and soft green painted walls complement the clean and fresh aesthetic.

Courtyard

Set to the front, this low-maintenance gravelled courtyard provides a welcoming entrance with seating and a variety of potted plants to add greenery and charm. It is enclosed by fencing and the property's brickwork, offering a pleasant outdoor space for relaxing or socialising.

Rear Garden

The rear exterior of the property features a hardstanding area with a gravelled section, enclosed by fencing and a gate for privacy and security. There is ample space for outdoor storage and bins, making it a practical area to complement the garden and ensure easy access around the property.

Kitchen

9'8" x 6'11"

The kitchen is a well-equipped space with fitted cupboards in a dark finish and contrasting light work surfaces. It features built-in appliances including an oven and hob, a retro-style fridge, and space for a washing machine and dishwasher. A window above the sink brings natural light, and a section of exposed brick adds character to the room.

Study/Bedroom 3

9'9" x 6'9"

Currently arranged as a home office, this room has a neat, efficient layout with a desk and chair beside the window, alongside wardrobes for storage and organisation. The flooring is a dark laminate, and the light, neutral walls make it a bright and inviting space suitable for work or study.

Living/Dining Room

20'5" x 12'9"

The living/dining room is a spacious and bright room with wooden flooring and plenty of space for seating and dining furniture. It features a wood-burning stove set into a chimney breast with a timber mantel, adding a cosy focal point. Large double doors at the rear open out onto the garden, flooding the room with natural light and providing easy access for indoor-outdoor living.