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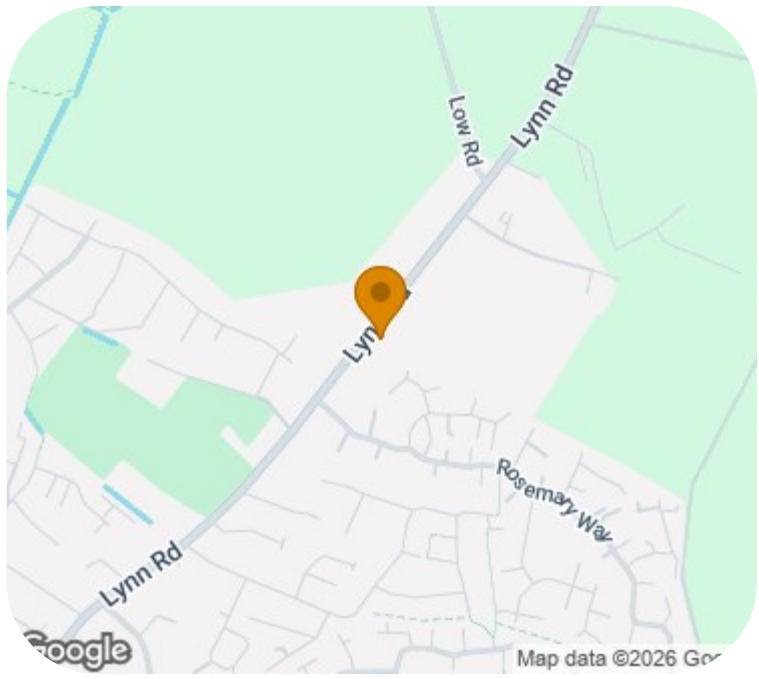
King & Partners
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£525,000

186 Broomhill, Downham Market, Norfolk, PE38 9QY

- Detached Family Home
- Spacious 2,121 sq ft
- Four Spacious Bedrooms
- Two bathrooms
- Diverse Spacious Garden
- Gas Central Heating
- Study + 2 WC's
- Spacious Entrance Hall





Council Tax Band - E

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

Situated on Broomhill in Downham Market, this impressive detached home offers approximately 2,121 sq ft of generous accommodation, with four large bedrooms, versatile living spaces and an extensive rear garden surrounded by woodland.

A spacious entrance hall creates a welcoming first impression and leads to accommodation well suited to family life. The long lounge/diner provides ample space for both seating and dining furniture, with a fireplace forming an attractive focal point. The separate kitchen/diner offers a more informal setting for everyday meals, complemented by a bay window that brings natural light into the room. A downstairs study provides a dedicated space for working from home or pursuing hobbies, while two downstairs WCs offer added convenience.

Upstairs, a large landing enhances the sense of space and leads to four generously sized bedrooms. The property also benefits from two bathrooms, providing practicality for family and visiting guests alike.

Outside, the extensive rear garden is a particular feature. Its varied layout offers distinct areas to enjoy, with space for outdoor dining, gardening and relaxation. The surrounding woodland provides an attractive green backdrop and a sense of seclusion.

To the front, a garage and driveway provide parking for up to five vehicles. Gas central heating and mains drainage add to the practical appeal of this substantial home, which combines spacious interiors with an established outdoor setting and access to Downham Market's local amenities.















Hallway
8'5" x 18'7"
The entrance hall offers a welcoming space with wooden flooring and classic touches. It features a staircase with a decorative black iron balustrade, creating a charming and practical area for greeting guests. Radiator.

Living Room
13'9" x 29'6"
This spacious living room is filled with natural light from its large window, showcasing views of the front. The room features wooden floors and a brick fireplace with a wood-burning stove, adding a cosy and homely atmosphere. The space comfortably accommodates both seating and dining areas, making it ideal for both relaxation and entertaining. Radiator. TV Point.

Kitchen
9'11" x 17'10"
A bright kitchen featuring a comprehensive range of contemporary units with sleek cream doors and oak worktops. The room benefits from a distinctive curved crittle bay window that floods the space with natural light and provides a pleasant view of the garden. Radiator.

Study
8'9" x 10'2"
A comfortable and practical office space, well-lit by a large window that overlooks the garden. The room contains ample space for shelving, storage and a desk area. Perfect for people working from home. Radiator.

Living Room / Dining Area
13'9" x 29'6"
Spanning a generous area, the living/dining room is a bright and spacious space that seamlessly combines comfort and style. Natural light floods in through large windows overlooking the garden, creating a warm and airy feel. The room features polished wooden floors, a brick fireplace with a wood-burning stove, and plenty of room for both dining and relaxing seating arrangements, making it ideal for family gatherings or entertaining guests.

Kitchen / Dining Area
9'11" x 17'10"
This spacious kitchen/dining area is well-appointed with a large bay window bathing the room in natural light, enhancing the light-coloured cabinetry and wooden work surfaces. The kitchen offers ample storage and workspace, with integrated appliances and space for a dining table, making it a practical and welcoming spot for everyday meals and family gatherings.

Landing
11'5" x 19'4"
The first-floor landing is a spacious area, stretching almost across the length of the house and featuring a distinctive wrought-iron balustrade that overlooks the staircase. It provides access to all the bedrooms and bathrooms and is large enough to accommodate additional furniture such as bookcases or seating, offering a versatile space beyond simple circulation. Radiator.

Bedroom 1
11'2" x 13'8"
A large warm bedroom with a window that fills the space with natural light. It comfortably fits a mixture of bedroom furniture. Access to the en-suite and a built in cupboard. Radiator

En-suite
2'11" x 8'7"
This en-suite features a shower cubicle, a pedestal sink and has a window for natural ventilation.

Bedroom 2
14'6" x 15'11"
A very spacious bedroom with dual aspect windows to the corner of the property. The room has adequate space for furniture including wardrobes and bedside tables, making it a comfortable private retreat. A loft access in the room to a loft space which has been boarded. Radiator.

Bedroom 3
12'10" x 13'6"
A well-proportioned bedroom with lovely dual aspect windows that ensure the space is bright and airy. Radiator.

Bedroom 4
10'3" x 13'0"
This bedroom provides a practical and versatile space that currently serves as a music and exercise room. It is carpeted and benefits from a window that overlooks the front with the added benefit of a cupboard for storage.

Bathroom
9'4" x 7'5"
The larger bathroom is fitted with a separate shower enclosure, a bathtub, a sink, and a toilet. It features a large window that brightens the space.

WC (off Entrance Hall)
3'0" x 9'3"
Conveniently located on the ground floor, the WC is a compact room with a toilet and a small window for light and ventilation. It features wood-effect flooring and bright wall colours.

WC (Near Study)
2'11" x 4'1"
Additional smaller WC located near the study with a toilet and a small window for ventilation. Compact and functional in design.

Rear Garden
The rear garden offers a generous outdoor space with a mixture of lawn, mature trees, and planting areas. There is a paved patio area immediately outside the house with seating arrangements, perfect for relaxing or dining alfresco. The garden extends into a more natural woodland area, providing privacy and a tranquil setting that is ideal for family enjoyment and outdoor activities.

Front Exterior
At the front, the property is approached via a driveway with parking for several vehicles and mature trees bordering the plot. The front exterior of the house has a traditional style with large windows and an integrated garage, offering a welcoming and practical entrance to the home. The garage has a window to the side and houses the mains gas boiler and consumer unit.