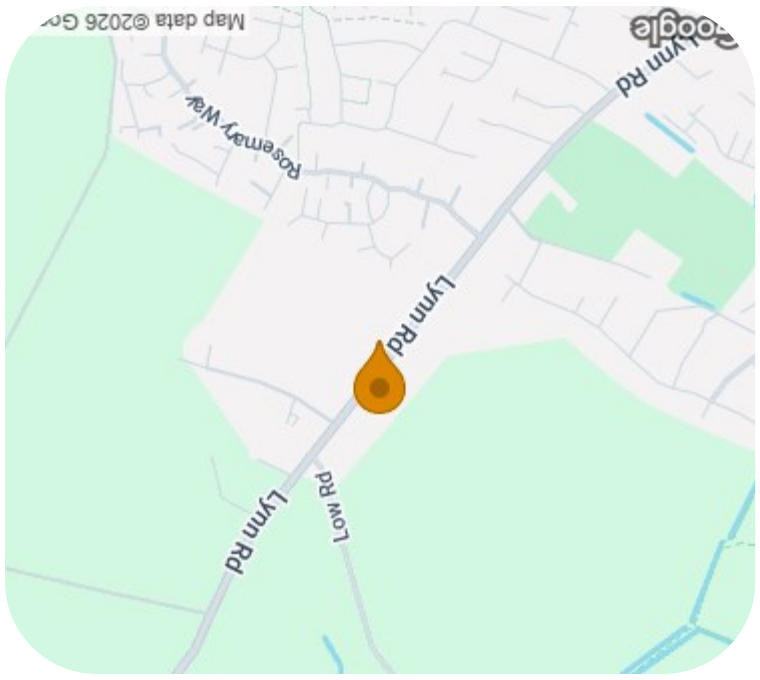
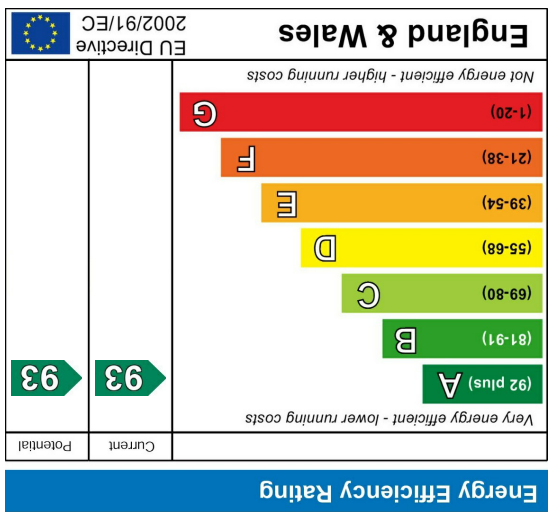
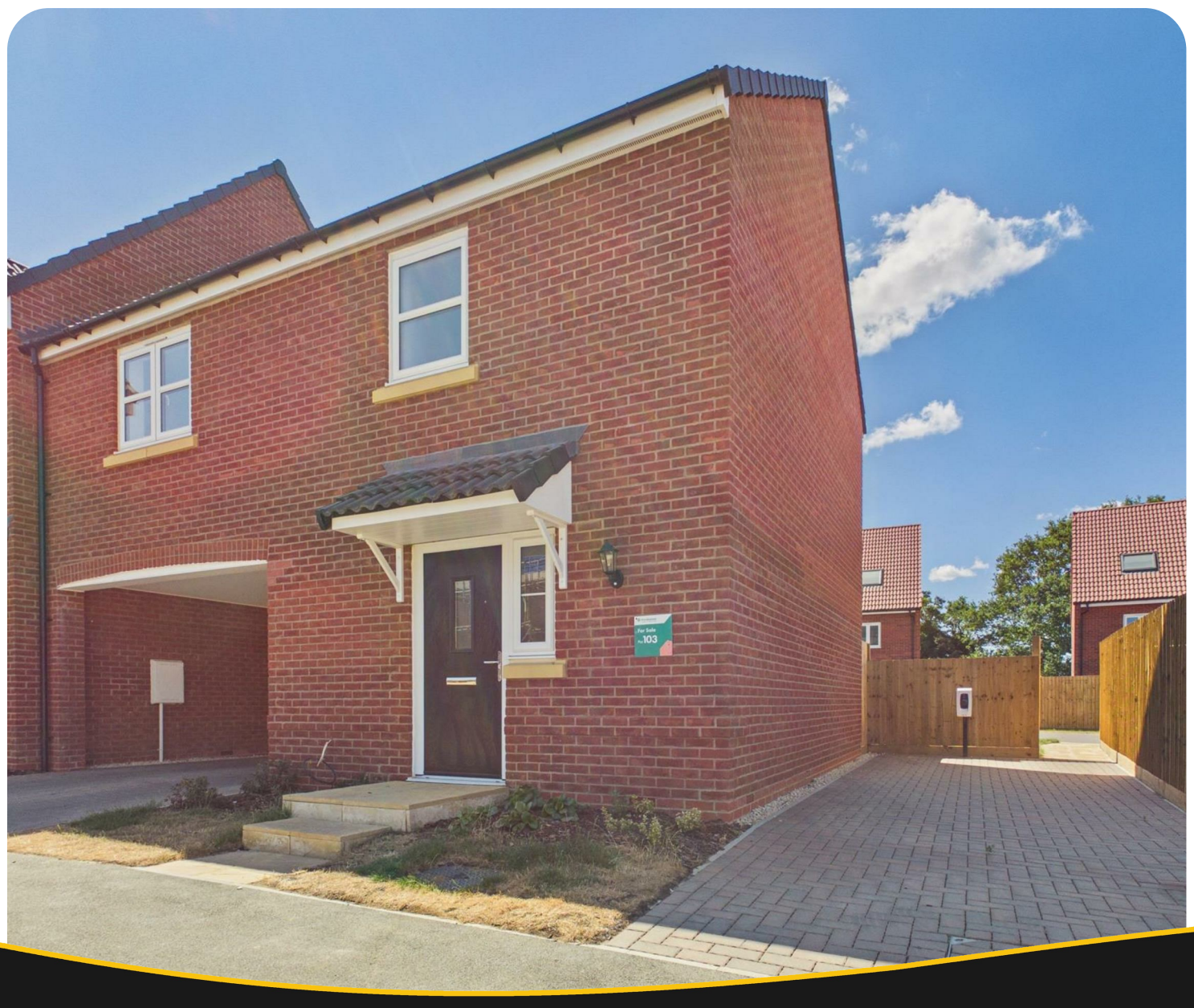




Council Tax Band - New Build





4 Halifax Lane, Downham Market, Norfolk, PE38 9QY

£180,000

- Gas Central Heating & Double Glazed Windows
- One Bedroom House with Open Plan Living
- Fitted Kitchen With Oven, Hob & Extractor
- Flooring Included
- Modern Bathroom
- Single Garage With Storage & Parking
- Solar Panels & Electric Vehicle Charging Point
- EPC Rating A

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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

This charming newly built one-bedroom house in Downham Market offers a perfect blend of contemporary design and energy-efficient living. Thoughtfully designed to maximise both space and sustainability, this property boasts solar panels, an electric vehicle charging point, and a single garage with additional storage and parking. Ideal for those looking to enjoy modern comforts alongside an environmentally conscious lifestyle, this home is perfectly positioned to take advantage of the excellent amenities and peaceful surroundings of Downham Market. Step inside to discover an inviting open-plan living space that maximises light and functionality. The reception room provides a versatile environment perfect for relaxing, entertaining, or working from home. Adjacent to this is a thoughtfully fitted kitchen/dining area complete with a built-in oven, hob, and extractor fan, offering everything needed to prepare meals with ease. Modern cabinetry and work surfaces ensure ample storage and workspace while maintaining a sleek, contemporary aesthetic. The bedroom is spacious and comfortable, providing a peaceful retreat at the end of the day. The modern bathroom continues the property's clean and efficient theme, fitted with contemporary fixtures, designed with both style and practicality in mind.











Hallway
6' 6" x 4' 1" (1.98m x 1.24m) Window to front. Storage cupboard. Radiator. Staircase to first floor.

Landing
9' 1" x 3' 3" (2.77m x 0.99m) Storage cupboard.

Kitchen/Living/Dining Room
14' 0" x 20' 4" (4.27m x 6.20m) Living Area: Window to front. Double storage cupboard. Radiator Kitchen/Dining Area: Window to rear. Radiator. Fitted with wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Electric oven. Gas hob. Extractor hood. Space for washing machine.

Bedroom
12' 3" x 10' 1" (3.73m x 3.07m) Window to rear. Radiator.

Bathroom
6' 10" x 5' 9" (2.08m x 1.75m) Bath with shower screen. W.C. Wash hand basin. Heated towel rail.

Garage
Storage for bins. Two cupboards

Drive Through Parking

Location
Downham Market is a handsome Georgian and Victorian market town on the edge of the Norfolk Fens, sitting on the River Great Ouse. Its centre is built largely from distinctive black carrstone, earning it the nickname "the Gingerbread Town", and is anchored by a striking cast-iron clock tower dating from 1878. The town offers a genuinely useful day-to-day mix: a Tesco superstore, independent shops, cafés, banks, doctors' surgeries, dentists, and a weekly market that still trades on Fridays and Saturdays. For commuters, Downham Market railway station puts London King's Cross within around 1 hour 40 minutes, making it a popular choice for buyers wanting Fenland space with a fast line to the capital. The town has a leisure centre, a cinema, several well-regarded primary schools and Downham Market Academy for secondary education. Historically an agricultural centre and horse-fair town since medieval times, it grew rapidly with the arrival of the railway in the 1840s, and its heritage centre, "Discover Downham", tells the story of the town's Fenland past. It's an ideal base for those wanting easy access to King's Lynn (11 miles), the Norfolk coast, and the Cambridgeshire Fens, while enjoying strong local amenities on the doorstep.