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**King & Partners**



188 Broomhill  
 Downham Market, PE38 9QY

£495,000

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# Broomhill

Downham Market, PE38 9QY

This detached bungalow has recently under gone an extensive refurbishment and double height extension to the rear transforming the home into a modern chalet offering spacious and flexible accommodation. Inside there is a generous entrance hall with a large storage cupboard, sitting room with log burning stove which has previously been a 4th bedroom as there is a further 21 ft living room with double doors to the patio and garden. There is a stunning kitchen/dining room with quartz worktops , a central island and integrated appliances including an oven, hob, microwave, wine cooler, dishwasher, fridge freezer and washing machine. The kitchen dining room also has bi-folding doors onto the patio/rear garden. To the ground floor there are two double bedrooms, an En-suite shower room and further shower room from the entrance hall. On the first floor there is a new Master bedroom with built in storage, Juliette balcony doors, a nickel plated copper roll top bath, dressing room and new luxury En-suite shower room . Outside is a generous driveway providing parking and a mature front garden with shrubs and trees. To the rear is a lovely new patio with steps up to the mature garden which back onto woodland. The garage has been converted into a home office studio with storage to the rear. A really lovely home which must be viewed to fully appreciate.



## Entrance Hall

7' 4" x 13' 9" (2.24m x 4.19m) UPVC double glazed door to front. Tiled floor. Telephone point. Radiator: UPVC double glazed panel. Stairs to first floor: Door to bedroom two. Opening to rear hall.

## Rear Hall

3' 5" x 7' 10" (1.04m x 2.39m) Door to under stairs storage cupboard. Door to living room.

## Sitting Room / Potential 4th Bedroom

12' 1" x 14' 0" (3.68m x 4.27m) Cast iron wood burning stove to fireplace with stone surround and hearth. Radiator: TV lead. Exposed timber floorboards. UPVC double glazed windows to front and side.

## Bedroom 2

14' 1" x 12' 0" (4.29m x 3.66m) UPVC double glazed bay window to front. Exposed timber floor boards. Radiator: Door to En-suite.

## En-suite

6' 1" x 6' 6" (1.85m x 1.98m) Tiled shower cubicle. Wash hand basin incorporated in vanity unit. WC. Heated towel rail. Tiled floor: UPVC double glazed window to side. Spot lights.

## Kitchen/Diner

12' 0" x 28' 10" (3.66m x 8.79m) Max. Range of wall and base units with quartz worktop. Integrated dishwasher: Integrated fridge freezer: Larder cupboard. Ceramic sink with mixer tap. Built in microwave. Central island with cupboards. Built in double oven, hob, wine cooler and wine rack, washing machine . 2 UPVC double glazed window to side. Radiator: Double glazed bi-fold doors to rear: Tiled floor: Spot lights.

## Shower Room

5' 1" x 4' 11" (1.55m x 1.50m) Tiled shower cubicle. WC. Wash hand basin incorporated in a vanity unit. Tiled floor: Spot lights. Radiator:

## Bedroom 3

UPVC Double glazed window to side. Radiator: Television point.

## Living Room

15' 11" x 21' 4" (4.85m x 6.50m) UPVC double glazed doors with side panels to patio area. Two UPVC double glazed window panels to side. Radiator: Spot lights.

## First Floor

### Bedroom 1

16' 4" x 14' 6" (4.98m x 4.42m) UPVC double glazed doors with side panels to a Juliette balcony. Built in wardrobes and storage. Roll top nickel plated copper roll top bath. Vaulted ceiling. Spot lights. Heated towel radiator.

### Dressing Area

8' 5" x 6' 2" (2.57m x 1.88m) Door to En-suite

### En-suite Shower Room

6' 4" x 9' 4" (1.93m x 2.84m) Tiled double width shower cubicle. Double wash hand basin within a vanity unit. WC. Tiled floor: Vaulted ceiling. Heated towel radiator.

### Outbuilding/Home Office

11' 1" x 8' 7" (3.38m x 2.62m) UPVC part glazed door to home office. spot lights . Electric panel heater.

### Outbuilding Store

10' 0" x 9' 1" (3.05m x 2.77m)

### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

