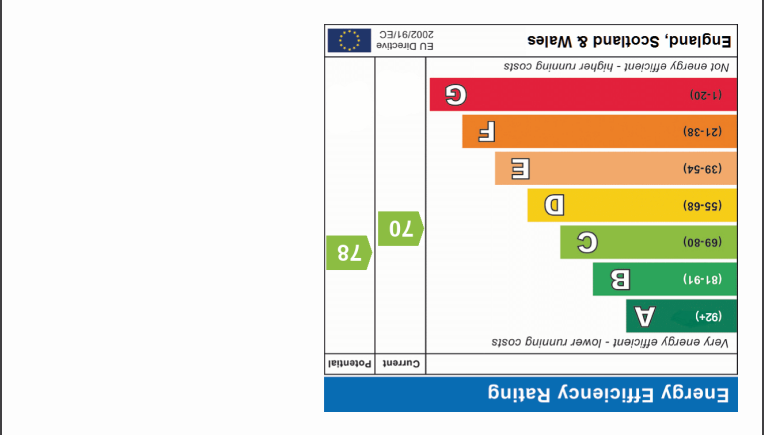


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9 Market Place, Downham Market



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4 The Paddocks

Downham Market, PE38 9JA

£365,000

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The Paddocks

Downham Market, PE38 9JA

Nestled in a desirable cul-de-sac setting, 4 The Paddocks, Downham Market (PE38 9JA), offers an exceptional opportunity to acquire a beautifully extended detached family home combining modern style, generous space, and convenience. The accommodation is thoughtfully designed to suit today's lifestyles, featuring an impressive open-plan kitchen, dining, and family room—the heart of the home—perfect for entertaining and everyday living. A separate living room with wood burning stove provides a comfortable retreat, while the playroom offers flexibility as a home office or hobby space. Practical additions include a utility room, cloakroom, and store room. Throughout, the property boasts oak internal doors and gas central heating, reflecting quality and comfort. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom, ideal for growing families. Outside, the property benefits from an enclosed rear garden with a patio area for outdoor dining and a versatile garden cabin, currently set up as a hairdressing studio, offering potential for a home business or garden office. There is also driveway parking to the front. Located within easy reach of Downham Market's town centre, residents can enjoy a range of shops, schools, and leisure facilities, while the mainline rail station offers direct services to London King's Cross, Cambridge, and King's Lynn—making it ideal for commuters. The surrounding area is known for its friendly community atmosphere and access to scenic countryside walks. This is a home that perfectly balances space, style, and location—a must-see for families seeking quality living close to amenities and excellent transport links.



Entrance Hall

Sitting Room

15' 9" x 9' 0" (4.80m x 2.74m)

Dining/Family Room

17' 8" x 10' 11" (5.38m x 3.33m)

Kitchen

8' 11" x 9' 4" (2.72m x 2.84m)

Playroom

12' 0" x 11' 0" (3.66m x 3.35m)

Storage Cupboard

5' 4" x 4' 2" (1.63m x 1.27m)

Utility Room

Cloakroom

5' 5" x 2' 11" (1.65m x 0.89m)

Bedroom 1

9' 0" x 18' 7" (2.74m x 5.66m)

Bedroom 2

8' 6" x 11' 1" (2.59m x 3.38m)

Bedroom 3

9' 4" x 9' 3" (2.84m x 2.82m)

Bedroom 4

8' 0" x 9' 0" (2.44m x 2.74m)

Bathroom

5' 5" x 9' 2" (1.65m x 2.79m)

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.