



London Road

Downham Market, PE38 9AT

This impressive detached residence occupies a generous plot along London Road and offers spacious and versatile accommodation ideally suited to modern family living. A welcoming entrance leads into the generous living room, featuring a bay window which allows plenty of natural light to fill the space and creates a warm and inviting setting for relaxation. To the rear of the property, the kitchen is fitted with granite worktops and opens into the dining room which overlooks the rear garden, providing an ideal layout for everyday family living and entertaining. One of the standout features of the home is the impressive sitting/games room with vaulted ceiling, creating a striking and flexible space that could serve as a family room, games room or additional entertaining area. A separate utility room and dedicated laundry cupboard add further practicality, while a downstairs cloakroom completes the ground floor accommodation. On the first floor are 3 genuine double bedrooms with plenty of storage and a good sized family bathroom with a separate shower cubicle. Outside, the property continues to impress. To the front there is a brickweave driveway providing ample off-road parking along with a front garden. The substantial double garage benefits from internal access into the house, an inspection pit and additional storage above, making it ideal for those requiring workshop or hobby space. The enclosed rear garden provides a private outdoor setting and features a sunken seating area, perfect for relaxing or entertaining during the warmer months. Located to the rear of the garden is a separate building currently arranged as a home office/gym with shower room. This versatile space offers excellent potential for a variety of uses including a studio, workspace or potential annexe accommodation, subject to any necessary permissions.



- Porch
5' 2" x 10' 8" (1.57m x 3.25m)
- Hallway
- Living Room
17' 9" x 16' 6" (5.41m x 5.03m)
- Dining Room
5' 10" x 8' 11" (1.78m x 2.72m)
- Kitchen
8' 1" x 17' 6" (2.46m x 5.33m) Max.
- Utility Room
6' 0" x 6' 6" (1.83m x 1.98m)
- Cloakroom
3' 1" x 6' 5" (0.94m x 1.96m)
- Hallway
9' 9" x 3' 10" (2.97m x 1.17m)
- Sitting Room
17' 11" x 18' 10" (5.46m x 5.74m)
- Laundry Room
4' 10" x 2' 10" (1.47m x 0.86m)
- Landing
- Bedroom 1
12' 2" x 12' 10" (3.71m x 3.91m)
- Bedroom 2
12' 3" x 10' 11" (3.73m x 3.33m)

- Bedroom 3
8' 11" x 13' 9" (2.72m x 4.19m)
- Bathroom
7' 9" x 10' 1" (2.36m x 3.07m)
- Gym/Home Office or Potential Annexe
10' 2" x 26' 4" (3.10m x 8.03m)
- Shower/Wet Room
9' 7" x 6' 0" (2.92m x 1.83m)

Location

The property is situated in the popular market town of Downham Market, a well-served Norfolk town offering a wide range of local amenities including supermarkets, independent shops, cafés, schools and healthcare facilities. The town also benefits from a mainline railway station providing direct services to London King's Cross and King's Lynn, making it a convenient location for commuters. The nearby A10 road also provides good road links to Cambridge and the surrounding areas.

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.

