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**King & Partners**



Plot 5  
 The Rowans

£625,000

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**Plot 5  
Downham Market, PE38 9HR**

Built by respected local builders Fountain Construction, this impressive new build split-level bungalow offers beautifully designed accommodation finished to a high specification throughout, perfectly suited to modern living. The property has been thoughtfully designed to create light, space and versatility, with the standout feature being the stunning open-plan kitchen/dining room with vaulted ceiling, forming the heart of the home and providing an exceptional space for both everyday living and entertaining. The accommodation further comprises a generous sitting room and three well-proportioned double bedrooms, two of which benefit from en-suite facilities, alongside a contemporary family bathroom. Comfort and efficiency are assured with underfloor heating powered by an air source heat pump, providing economical and environmentally conscious central heating. Externally, the property occupies a generous plot with ample driveway parking leading to a garage with electric door. The rear garden is private and fully enclosed, featuring a patio area ideal for outdoor dining and relaxation. Conveniently positioned, the property enjoys pedestrian access to the town centre and a nearby supermarket, making everyday amenities easily accessible. Downham Market is a thriving and historic market town offering a wide range of shops, cafés, schools and leisure facilities centred around its traditional marketplace. The town also benefits from a mainline railway station with services to Cambridge, King's Lynn and London King's Cross, making it ideal for commuters. Downham Market Fen Line This exceptional home combines contemporary design, energy efficiency and a highly convenient location, creating an outstanding opportunity for buyers seeking a stylish and practical new home in a well-served Norfolk market town.



Entrance Hall

Sitting Room

5.19m x 5.16m (17' 0" x 16' 11")

Kitchen/Dining Room

6.94m x 5.42m (22' 9" x 17' 9")

Inner Hall

Bedroom 1

3.88m x 3.57m (12' 9" x 11' 9")

En-Suite

2.69m x 1.42m (8' 10" x 4' 8")

Bedroom 2

3.38m x 3.34m (11' 1" x 10' 11")

Bathroom

Bedroom 3

4.39m x 3.68m (14' 5" x 12' 1")

En-Suite

2.31m x 1.33m (7' 7" x 4' 4")

Garage

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.