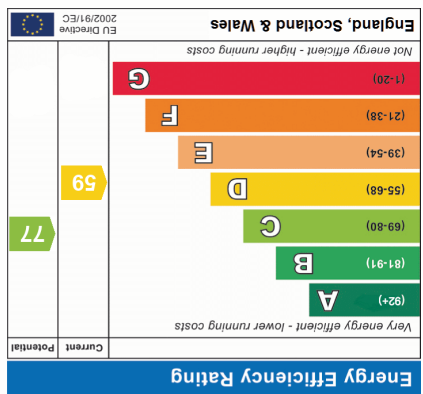


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Orchard House
Bridge Road

£375,000



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Orchard House

Downham Market, PE38 0AE

This extended character home is a charming detached three-bedroom property, thoughtfully extended over time to create a versatile family home blending period charm with modern comfort. Inside, the home offers two spacious reception rooms, a large sun room, and a well-planned kitchen/dining space. Two multi-fuel wood-burning stoves provide a cosy, traditional feel, complemented by a brand-new mains gas combination boiler, newly installed windows and doors, and roof improvements completed in 2025. Externally, the property has been freshly painted in 2025 and enjoys a large enclosed garden, ideal for family life & entertaining. A new outbuilding/shed adds further practicality for storage or hobbies. Perfectly located in Downham Market, just a short walk to the train station and is ideally situated for river walks, Orchard House combines character features with thoughtful upgrades, offering the best of both worlds—charm, space, and the benefit of modern efficiency!



Composite Door To:

Entrance Hall
3' 2" x 2' 11" (0.97m x 0.89m) Staircase to first floor:

Living Room
12' 9" x 11' 6" (3.89m x 3.51m) UPVC Double glazed sash window to front. Multi fuel burning stove within fireplace. Vertical radiator:

Dining Room
12' 10" x 11' 7" (3.91m x 3.53m) UPVC double glazed sash windows to front. Radiator: Brick feature fireplace.

Shower Room
5' 3" x 6' 9" (1.60m x 2.06m) UPVC double glazed window to rear: Shower cubicle. W.C. Wash hand basin within vanity unit. Heated towel rail.

Utility Room
5' 10" x 5' 6" (1.78m x 1.68m) Max. Space for washing machine and tumble dryer: Part glazed door to rear.

Kitchen/Dining Area
14' 8" x 16' 11" (4.47m x 5.16m) UPVC double glazed window to rear: Exposed feature brickwork. Feature brick surround for Range Style cooker: Base units with wooden worktop over: Butler style sink with mixer tap. Space for dishwasher: Patio doors to conservatory. Radiator: Space for American Style fridge freezer: Multi-fuel burning stove. Door to Pantry

Walk-in Pantry
8' 10" x 4' 5" (2.69m x 1.35m) Shelving.

Conservatory.
12' 1" x 14' 4" (3.68m x 4.37m) Brick UPVC construction. Double doors to garden.

Landing
9' 5" x 2' 5" (2.87m x 0.74m) Loft access. Meter cupboard.

Bedroom 1
12' 11" x 9' 10" (3.94m x 3.00m) UPVC double glazed sash window. Two wardrobes. Storage cupboard. Radiator:

Bedroom 2
9' 8" x 11' 7" (2.95m x 3.53m) UPVC double glazed sash window. Radiator: Corner walk-in wardrobe.

Bedroom 3
5' 9" x 13' 2" (1.75m x 4.01m) UPVC double glazed window. Radiator:

Bathroom
12' 0" x 8' 7" (3.66m x 2.62m) UPVC double glazed window to rear: Roll top bath. Shower cubicle. Wash hand basin within vanity unit. W.C. Part panelled walls. Radiator:

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.