

9 Market Place, Downham Market



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	<p>Floor 0 Building 2</p>
	<p>Floor 0 Building 1</p>
	<p>Floor 1 Building 1</p>
<p>While every attempt has been made to ensure accuracy, measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on BICCS 19M5 JG standard. Please note that calculations were adjusted by third party and therefore may not comply with BICCS 19M5 JG.</p> <p>018AFFE360</p>	<p>Reduced headroom Below 5 ft 1.5 m</p> <p>(1) Excluding balconies and terraces</p> <p>Approximate total area: 3819.83 ft² 354.87 m² Reduced headroom 8.15 ft² 0.76 m²</p>



15 Church Road
Downham Market, PE38 9LE

£400,000



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01366 385588 
info@kingpartners.co.uk



Church Road

Downham Market, PE38 9LE

Charming Grade II Listed Home in the Heart of Downham Market 15 Church Road is Nestled in the vibrant heart of Downham Market, this exquisite Grade II listed residence offers a rare opportunity to own a piece of history without compromising on space or convenience. Boasting five generous bedrooms, this character-filled home blends period charm with modern comforts, making it ideal for family living or those seeking versatile space in a prime town centre location. The heart of the home is a welcoming kitchen/breakfast room, complete with a traditional Gas Rayburn oven and boiler, perfect for cosy mornings and home-cooked meals. A glazed garden/dining room offers year-round enjoyment of the outdoors, while the sitting room with a wood burner provides a warm and inviting retreat during the colder months. Additional features include a utility room, cloakroom, and gas central heating throughout. For those in need of practical space, the property also benefits from two workshops, a store, and a charming summer house—ideal for hobbies, storage, or home-working. Outside, you'll find carport parking, a rare convenience in such a central location. A truly unique home combining heritage, space, and modern functionality—15 Church Road is a must-see.



Garden/Dining Room

7.43m x 2.82m (24' 5" x 9' 3") Double glazed door; patio doors and windows overlooking the rear garden. Two Velux windows. Under floor heating. Three built in storage cupboards. Tiled floor. Opening to sitting room.

Sitting Room

6.5m x 3.46m (21' 4" x 11' 4") Wood burning stove to fireplace. Exposed timber floor boards. Double glazed sash window to front. Entrance Door to front (not used). Half glazed door to kitchen.

Kitchen/Breakfast Room

4.21m x 3.64m (13' 10" x 11' 11") Solid timber painted units with Oak worktops. Rayburn gas oven and central heating boiler. Butler sink. Integrated dishwasher and fridge. Breakfast free standing island unit. Tiled floor. Under floor heating. Spot lights. Half glazed doors to stairs to first floor and utility room. Half stable door to garden/dining room.

Utility Room

2.86m x 2.23m (9' 5" x 7' 4") Units at base and wall level. Built in Siemens fan oven. Space for washing machine and fridge freezer. Tiled floor. Under floor heating. Door to cloakroom.

Cloakroom

2.16m x 1.09m (7' 1" x 3' 7") W.C. Hand wash basin. Tiled floor. Double glazed sash window.

First Floor Landing

Loft access with ladder. Oak floor. Door to airing cupboard.

Bedroom 1

3.96m x 3.92m (13' 0" x 12' 10") Double glazed window

En-Suite

Shower cubicle. W.C. Hand wash basin. Tiled floor. Spot lights. Extractor fan. Double glazed window to rear. Heated towel rail.

Bedroom 2

3.37m x 3.25m (11' 1" x 10' 8") Double glazed sash window to front. Radiator. Oak floor.

Bedroom 3

3.11m x 3.6m (10' 2" x 11' 10") Double glazed window to rear. Radiator. Oak floor.

Bedroom 4

4.3m x 2.39m (14' 1" x 7' 10") Double glazed sash window to front. Radiator. Oak floor.

Bedroom 5

4.14m x 2.26m (13' 7" x 7' 5") Double glazed sash window to front. Radiator. Television point. Oak floor.

Bathroom

3.27m x 2.26m (10' 9" x 7' 5") Roll top bath. Separate shower cubicle. W.C. Hand wash basin. Tiled floor. Double glazed window to rear. Paneling to walls. Heated towel rail.

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.