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9 Market Place, Downham Market

King & Partners
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33c Lynn Road
Downham Market
Norfolk, PE38 9NJ

£425,000

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Lynn Road

Downham Market, Norfolk, PE38 9NJ

Discover the perfect blend of modern living and charming town convenience with this brand new, detached bungalow, ideally positioned just a short walk from the heart of Downham Market. Finished to an exceptional standard throughout, this stylish home boasts air source central heating and elegant flush casement windows, ensuring both energy efficiency and timeless kerb appeal. Step inside to a bright and spacious kitchen/dining area, designed for modern living and entertaining, complete with bifold doors that open directly onto the enclosed rear garden – perfect for seamless indoor-outdoor living. The property offers a welcoming lounge featuring a cosy wood burner, creating a warm and inviting space to relax. There are well-proportioned bedrooms, including a principal bedroom with a contemporary ensuite, complemented by a sleek family bathroom finished with quality fittings. Outside, the home continues to impress with an enclosed rear garden, ample off-road parking, and a garage, providing both practicality and peace of mind. Perfectly located close to local amenities, shops, and transport links, this exceptional bungalow offers modern comfort, convenience, and style in one of Downham Market’s most desirable town settings. Early viewing is highly recommended to fully appreciate everything this stunning new home has to offer.



Entrance Hall
8' 4" x 5' 3" (2.54m x 1.60m) Composite front door: Underfloor heating. Thermostat.

Kitchen/ Dining Area
23' 7" x 9' 6" (7.19m x 2.90m) Underfloor heating. Thermostat. Cupboard to air source tank. 2 Double glazed windows the front, 1 to the side and 1 to the rear of the property. Triple framed bi-folding door to patio.

Kitchen has a double oven. Electric hob with extractor over. Sink & a half with mixer tap. Built in dishwasher. A mixture of wall and base units. Built in fridge/freezer.

Inner Hallway
10' 9" x 3' 2" (3.28m x 0.97m) Underfloor heating. Thermostat. Loft access

Lounge
14' 0" x 12' 2" (4.27m x 3.71m) Underfloor heating. Double glazed window to the rear. Thermostat. Wood burner.

Bedroom One
11' 10" x 11' 9" (3.61m x 3.58m) Underfloor heating. Double glazed window to the front. Thermostat. Door to en-suite.

En-Suite
7' 2" x 5' 1" (2.18m x 1.55m) Walk in shower enclosure. Wash hand basin in vanity unit. Electric mirror. WC. Double glazed window to the front.

Bedroom Two
11' 9" x 11' 2" (3.58m x 3.40m) Underfloor heating. Double glazed window to the rear. Thermostat. Built in wardrobe.

Bedroom Three
12' 2" x 8' 7" (3.71m x 2.62m) Underfloor heating. Double glazed window to the rear. Thermostat. Built in wardrobe.

Bathroom
7' 3" x 7' 0" (2.21m x 2.13m) Panelled bath with rinser tap. Towel radiator. Storage area. Double glazed window to the front. Sink in vanity unit. WC.

EnclosedRear Garden
Mostly laid to lawn. Indian sandstone patio from Bifold doors.

Front of the Property
Ample drive way parking to the front. Garage with electric roller door:

Garage
18' 0" x 10' 9" (5.49m x 3.28m)

Location
Lynn Road, Downham Market, Norfolk offers a highly convenient and desirable setting, combining easy access to the town centre with excellent transport links and everyday amenities close at hand. Downham Market is a thriving market town, well known for its welcoming community, independent shops, cafés, supermarkets, and leisure facilities, as well as its popular weekly market.

The area benefits from strong transport connections, including a mainline railway station providing direct services to King's Lynn, Ely, Cambridge, and London King's Cross, making it ideal for commuters and those seeking wider connections. Road links via the A10 and A1122 offer straightforward access to surrounding villages and the North Norfolk and West Norfolk countryside.

Surrounded by attractive rural landscapes, riverside walks, and nearby nature reserves, Lynn Road enjoys the balance of town convenience with easy access to open green spaces. With well-regarded schools, healthcare facilities, and recreational options nearby, this location is perfectly suited to a wide range of lifestyles, from families to downsizers and professionals alike.

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.

