



44 Willow Road
Downham Market | Norfolk | PE38 9PG

FINE & COUNTRY

STUNNING RENOVATED BUNGALOW



Step into luxury with this recently extended and meticulously renovated detached bungalow. Boasting three spacious double bedrooms, a stunning kitchen/dining/family room, a principal bedroom complete with stylish ensuite and dressing area and a double car port. Located just a short walk from the many amenities of Downham Market, this superb property covers all the bases.



KEY FEATURES

- Modern Detached Three-Bedroom Bungalow renovated & extended to an exceptional standard
- Ensuite and Dressing area to principal Bedroom
- Well-appointed Open plan Kitchen/Dining/Family Room, separate Utility Room
- Further spacious Reception Room
- Full re-wire and new Gas Central heating system
- Spacious and flexible living accommodation on one level
- Ample parking on large Driveway and Double Cart Shed
- Superbly maintained enclosed rear Garden with Patio Entertaining Area
- Fantastic location close to local amenities
- Total Accommodation extends to 1734sq.ft

A Great Location

A standout feature of this beautifully renovated bungalow is its brilliant location, with only a short stroll into the centre of Downham Market, everything you need is on your doorstep. "It's only a ten minute walk to town, a ten minute walk to the station and a ten minute walk to the leisure centre; it's a great location and really close to everything" explains the current owner. "The other key thing for us is that the location is peaceful. So even though we are close to amenities, it's a quiet position."

An Innovative Overhaul

The current owners purchased the property in 2020, having fallen in love with it. "When it came onto the market, we leapt at the chance to own it" she explains. They then set about renovating the 1970s built property into the stunning home it is today, doubling the size and creating a spectacular, modern living space fitted with top-rate features and finished to the highest quality.

The bungalow opens into a sizeable entrance hall, a newly crafted space from the extension of the original property which has been designed with a striking vaulted ceiling. This bright area has been fitted with large windows that invite plenty of light into the home. Neutral floor tiling extends from the hall to the kitchen/family room, utility area and family bathroom.

At the heart of this stunning home is a large, beautifully curated L-shaped kitchen, dining, and family room. The owners have carefully selected contrasting Howdens units for the kitchen area, choosing sandstone-coloured units for the under-counter arrangement and a wood effect finish for the double-height cabinets that accommodate





KEY FEATURES

the integrated microwave, twin oven and American-style fridge freezer. This interplay of finishes produces a stunning contrast. Additional noteworthy features within the kitchen include the large central island which accommodates informal bar stool seating, stylish Terrazzo worktops, and a striking black composite sink. The owners have also fitted an instant hot water tap so you will never need to wait for the kettle to boil again!

Continuing into the dining/family area, double doors lead to the garden and flood the space with natural light. There is plenty of room in this area to house a large dining table - making it perfect for family meals and entertaining guests. The current owners have positioned a sofa at the end of the room, providing the perfect spot to unwind and watch TV while the evening meal takes shape. This family-friendly haven is not only ideal for spending quality time together but proves especially practical for young families.

Matching storage cabinets can be found in the well-proportioned utility room, which provides a useful area for white goods as well as a sink and drainer and convenient access to the garden.

A spacious sitting room, accessible through double oak doors, offers ample space for a large suite of furniture. Strategically placed wall-mounted lights encircle the room, providing a gentle ambient glow that adds a warm and inviting atmosphere to the room.

The fully tiled family bathroom has been elegantly fitted with a freestanding modern bathtub and a large shower with frosted glass screen. All bath and shower taps are wall-mounted, creating a modern, streamlined look to the room. Beyond their practical function, the cappuccino-coloured radiators serve as a design statement. Completing this attractive room, a vanity unit with fitted WC has also been incorporated.

The spacious principal bedroom, positioned at the rear of the property, offers a haven of comfort with its ensuite shower room and useful dressing area with two double wardrobes. The ensuite is exquisitely designed, ornamented with gorgeous tiles to the shower and sink areas. The walk-in shower has been fitted with a wall mounted black shower head and taps. A vanity unit with twin sinks provides space and storage within this well-appointed space.









Two further double bedrooms provide flexibility for a range of uses including a children's playroom, formal dining area or home study. There are TV sockets in each bedroom.

Step Outside...

The property has been fitted with beautiful, natural-looking tongue and groove cladding in a soft Pebblestone shade.

To the front of the bungalow, a gravel and block paved driveway provides access to the double car port and parking for 6-8 cars. Tiles have been laid around the property, providing convenient access to all aspects of the bungalow.

The rear garden is laid predominantly to lawn, with an area of woodchip serving as a safe space for children's play equipment. There is an extended patio as well as under-cover seating for outdoor entertaining. The garden's perimeter is enclosed by fencing, complemented by a border of lush shrubs.











INFORMATION



On The Doorstep

Fondly nicknamed 'Gingerbread Town' for its charming carrstone buildings, Downham Market stands proudly as one of Norfolk's oldest market towns. Serving as the gateway to the Fens, the town is adorned with a network of scenic waterways for residents to explore. Set against the picturesque backdrop of the River Great Ouse, Downham Market boasts a rich history dating back to Saxon times, evident in its well-preserved collection of historic structures.

Adding vibrancy to the town's character is a lively weekly market, featuring stalls that offer a delightful array, from fresh produce to artisan crafts. Beyond the market, the town offers a diverse range of shops, restaurants, cafés and supermarkets.

How Far Is It To?

For those with London commutes in mind, Downham Market offers regular, direct train services to London King's Cross, taking approximately 1 hour and 40 minutes. The vibrant city of Cambridge is only 30 miles away.

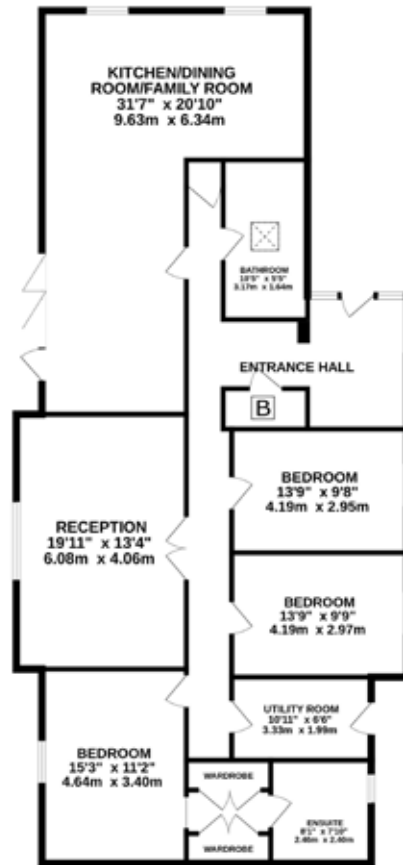
Directions - Please Scan The QR Code Below

Services, District Council and Tenure

GFCH, Mains - Water & Drainage
Kings Lynn and West Norfolk Borough Council
Council Tax Band B
Freehold



GROUND FLOOR
1734 sq.ft. (161.0 sq.m.) approx.



TOTAL FLOOR AREA: 1734 sq.ft. (161.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Reception contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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