



188 Broomhill  
Downham Market | Kings Lynn | PE38 9QY

FINE & COUNTRY

## FLAWLESSLY FINISHED FOUR BEDROOM DETACHED BUNGALOW



Welcome to this spectacular Four bedroom detached chalet bungalow, located in the charming town of Downham Market. This property has been thoughtfully extended and modernised to provide flexible living space with a contemporary finish, making it the perfect family home.



# KEY FEATURES

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- Thoughtfully Extended & Renovated Four Bedroom Detached Chalet
- Offering Flexible Living Space with a Modern Finish
- Three Bedrooms to the Ground Floor, Principal Suite to the First Floor
- Impressive Kitchen Breakfast Room with Large Island
- Located in the Charming Town of Downham Market Close to Local Amenities
- Gravel Driveway with Plenty of Off-Road Parking
- Versatile Outbuilding, Easily Repurposed as an Office or Gym
- Private Mature Enclosed Rear Garden
- Main Line Transport Links to Ely, Cambridge, and London
- Total Accommodation Extends to 2,017sq.ft

## Spacious Family Home

Broomhill is a beautiful detached bungalow with four bedrooms, three bathrooms and an abundance of living space. Expertly renovated throughout, the property is finished to a high standard and combines a contemporary style with simplicity. It's a bright, light, airy and extremely welcoming home. The current owners purchased the bungalow in 2005 and have dedicated a lot of time to transforming it into the perfect family home.

It's a property the current owners had their eye on for a while. With grandparents living opposite it during their childhood, they spent a lot of time trying to convince them to buy it. This love of the property never dwindled, and they grew up and purchased it when the opportunity finally arose.

When asked to describe the property, the current owner chose "a peaceful, modest Tardis," referring to the fact that it's deceptively large. This is a home that will impress you with just how much space there is despite looking somewhat compact from the garden. Broomhill is a unique property, and there's nothing similar in town. It has a lot of curb appeal, and, with no other forest in Downham Market, the location and view are hard to replicate elsewhere.

## Living Space and Large Bedrooms

This is a bungalow that has much to offer, and it's far from the small and quaint bungalows that you might be used to seeing. As you enter the property, the sheer amount of natural light and space are obvious, making it a welcoming and pleasant place to be.





# KEY FEATURES

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Waking up in the master bedroom “with the sun shining through the trees” makes the large bedroom one of the current owner’s favourite parts of the home, and the eaves storage, dressing room and en suite only add to the appeal. The other three bedrooms are just as impressive, as are the three bathrooms.

The kitchen is chic, stylish and spacious. Whether you are a keen chef or prefer to keep things simple, this part of the bungalow has everything you need, including a lot of space for entertaining and hosting. The kitchen also has a separate dining area for family meals, homework, dinner parties and socialising. Another great thing about Broomhill is the amount of living space. With a large sitting room and a separate sitting room, there’s somewhere for everyone to relax without feeling cramped or short of space.

## Rustic Garden with Woodland Backdrop

As you head outside, you will be met with a gorgeous rear garden. The current owners describe the space as being “rustic, yet mature” and highlight that it’s the ideal place to escape to, especially with its woodland backdrop. It’s a peaceful and private place to be, somewhere that you feel connected to nature and greenery. There’s even the chance of spotting visiting wildlife, including deer, foxes and pheasants.

The garden has a lot of foliage and greenery, as well as a large grassed area, providing a place for children to play. Whether you are tending to your plants or hosting friends and family, this is an outdoor space you’ll want to spend a lot of time in. There are also two outbuildings to make use of, an office and a storage room. Broomhill is located on a quiet road, which the current owners describe as being one of the best roads in Downham Market, and it’s somewhere they would like to return to in the future.



















# INFORMATION

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## 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

## What Three Words Location

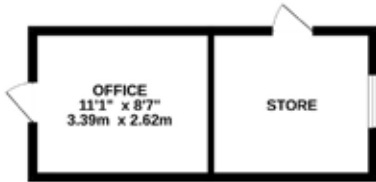
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///giggle.mats.connector](https://giggle.mats.connector)

## Services, District Council and Tenure

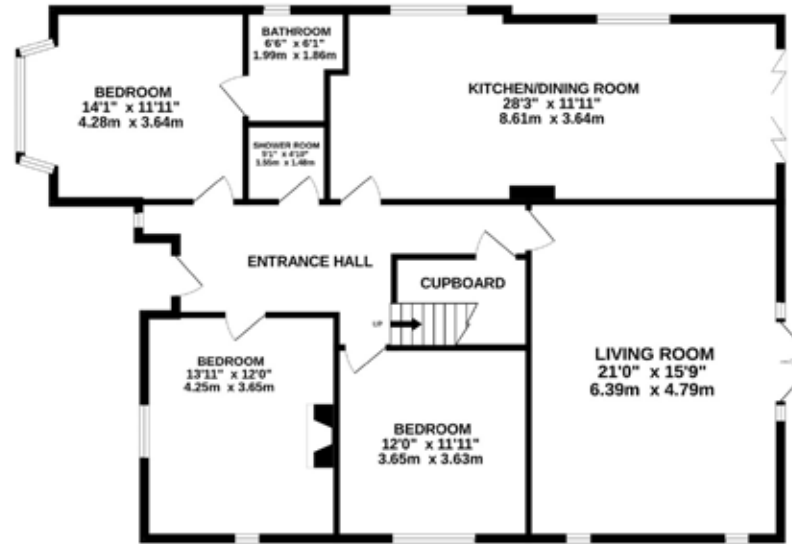
GFCH, Mains - Water & Drainage  
Kings Lynn and West Norfolk Borough Council - Band C  
Freehold



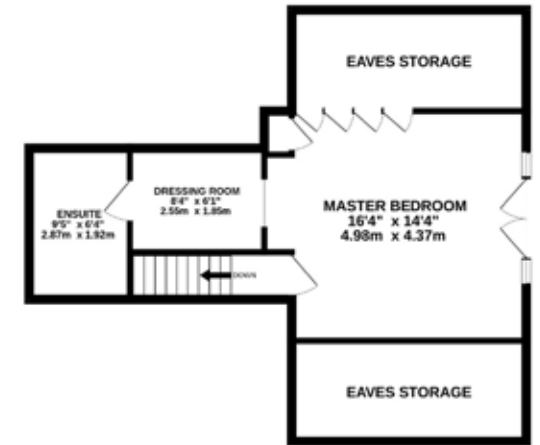
OUTBUILDING  
194 sq.ft. (18.0 sq.m.) approx.



GROUND FLOOR  
1361 sq.ft. (126.5 sq.m.) approx.



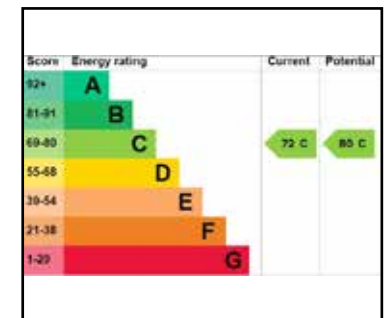
1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 2107 sq.ft. (195.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# FINE & COUNTRY

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