



Howdale Road  
Downham Market PE38 9AH

**BROWN & CO**





## Howdale Road, Downham Market PE38 9AH

Substantial Detached New Build

Four Bedrooms, Master Bedroom with En-Suite

Carpets Included at Asking Price

Open Plan Kitchen/Breakfast Dining Room

Study

Double Garage

Rear Garden with Patio

Easy Access to Mainline Station in the Town



## NEW HOMES

### INTRODUCTION

Brown & Co offers a substantial, 196m<sup>2</sup>, four bedroom detached new build with double garage in Howdale Road, Downham. This exceptional dwelling is the last of three high end homes in the development and must be viewed to fully appreciate.

### LOCATION

Downham Market offers a range of amenities that cater to the needs and interests of its residents and visitors. The town features a variety of shops, including local boutiques, supermarkets, and convenience stores, ensuring that everyday necessities are easily accessible. Additionally, there are several cosy cafes, pubs, and restaurants serving a diverse selection of food, providing opportunities for dining and socialising. Downham Market also boasts a well-equipped leisure centre, offering fitness facilities, swimming pools, and sports courts for those looking to stay active. The town is home to a library, providing a space for reading, studying and accessing a wide range of resources. Furthermore, Downham Market hosts regular events and markets, where individuals can explore local produce, crafts and entertainment. The town's convenient transportation links, including a railway station, enable easy access to nearby cities and attractions. With its amenities catering to various interests, Downham Market ensures

a comfortable and enjoyable experience for residents and visitors.

### THE DEVELOPER

The property has been built by a local builder who has been building in the area for more than 40 years. A master of his trade, he adopts a 'build as if for himself' approach which results in cleverly designed and beautifully finished properties.

### THE SETTING

The house is situated in a remarkably quiet location for a property in a town centre and first hand inspection is needed to fully appreciate this. The agent noted birdsong by Wrens, Tits and Goldfinch's whilst at the property from the trees in the garden. The house is the last of three homes to be built that sit beautifully in their environment. The house is close to a playing field and a short walk from the town centre and station, as well as nearby schools.

### THE HOUSE

The house is substantial, an impressive 196m<sup>2</sup> approximately, excluding the garage. All the rooms including the hallway are very spacious, this is a superb example of contemporary house building.

The property is set over two floors with flexible accommodation. Should one need the house could offer up to 5 bedrooms, but the

arrangement is designed as four bedroom and study. On the ground floor there is a large reception hallway which gives access to the sitting room, boot room, study, ground floor bedroom suite and open plan kitchen/breakfast/dining room. The boot room has access to the utility room and wc as well as the rear garden. Upstairs there are three bedrooms and family bathroom, the master bedrooms having an en-suite and two of the rooms having built in storage.

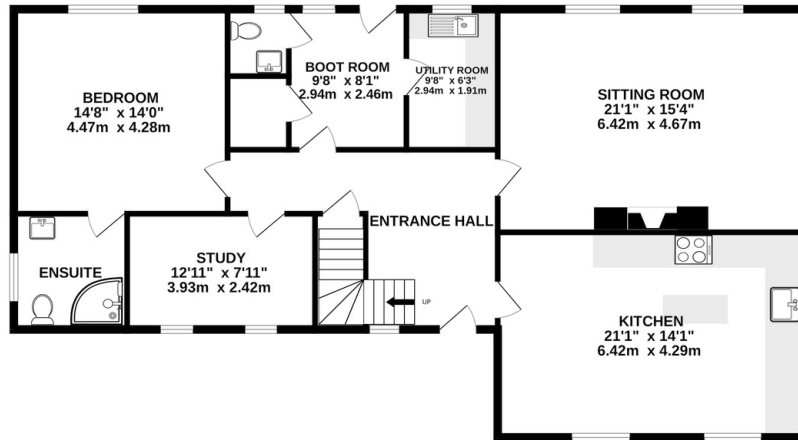
In the sitting room are folding doors to the patio, the kitchen has a sleek modern fitted kitchen with integrated appliances and the floors are beautifully tiled. The kitchen forms the heart of the home and being open plan is perfect for families.

### OUTSIDE

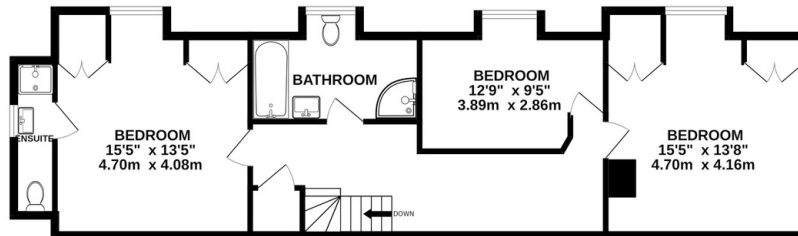
Outside the house has shared driveway set with gravel to a private drive with parking for 4 vehicles and double garage. There are paved pathways to the front and side, with the rear having a path and patio, lawn and sleeper retaining wall to a bank which is attractive and set with trees.



**GROUND FLOOR**  
1336 sq.ft. (124.2 sq.m.) approx.



**1ST FLOOR**  
770 sq.ft. (71.5 sq.m.) approx.



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