



THE STORY OF

Dawn View

Denver, Norfolk

SOWERBYS

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Dawn View

59 Ryston Road, Denver, Norfolk
PE38 0DP



- Extended Cottage
- Three Double Bedrooms
- Shower Room and Family Bathroom
- Open Plan Kitchen/Dining/Sitting Area
- Mature and Spacious Rear Garden
- Cosy Sitting Room
- Gated Off-Road Parking and Garage
- A Well-Proportioned Family Home
- Situated in One of the Most Desirable Norfolk Villages
- Easy Access to a Train Line with Direct Access to Cambridge and London



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“This home has been so tranquil and spacious - a bit of a Tardis, bigger on the inside.”

Set back off a quiet road, ideally located across the Ryston common, sits this wonderfully modernised and extended cottage, Dawn View.

In this location, this three bedroom cottage offers it all - being located in a popular west Norfolk village, benefiting from well-proportioned rooms and occupying a generous plot.

A charming period property in a peaceful



The kitchen/dining and sitting area to the rear of the property is the most recent addition to this home.

A well-designed area allowing the whole family to be together, where culinary skills can flourish, children can play and friends can be comfortably entertained.

“The living room is so cosy, but the kitchen is the hub of the house. Ideal to cook but keep an eye on our little one.”

The current owners have adapted and used the inside accommodation cleverly over the seasons, really maximising every room's value. In the summer they spent most of their time in the rear of the property whereas the winter lets them enjoy cosy nights in the living room - at the front of the cottage.

The real beauty of this cottage is that the bedrooms are genuinely large double bedrooms and serviced by a bathroom. There is also a useful shower on the ground floor.

Dawn View comes with fantastic outside space. To the front, the gravel drive leading to the garage will provide ample off-street parking spaces. To the rear of the property, the mature and well-established garden stands out for all the right reasons - an array of plants, shrubs along with being secure and private.

“The location has been a huge part of why we’ve loved living here.”

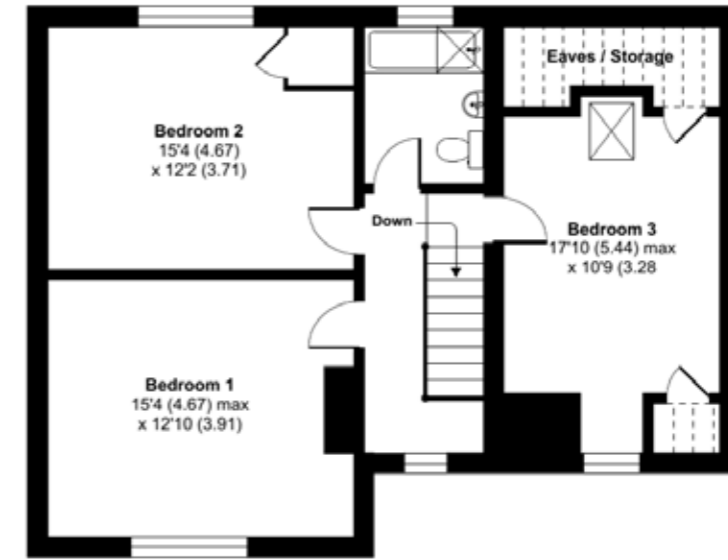
The surrounding area and village has so much to offer. A truly wonderful community and within walking distance of the local school, pub and village store.

Sympathetically extended and modernised over the years, this three bedroom period cottage has been designed to be a perfect family home.

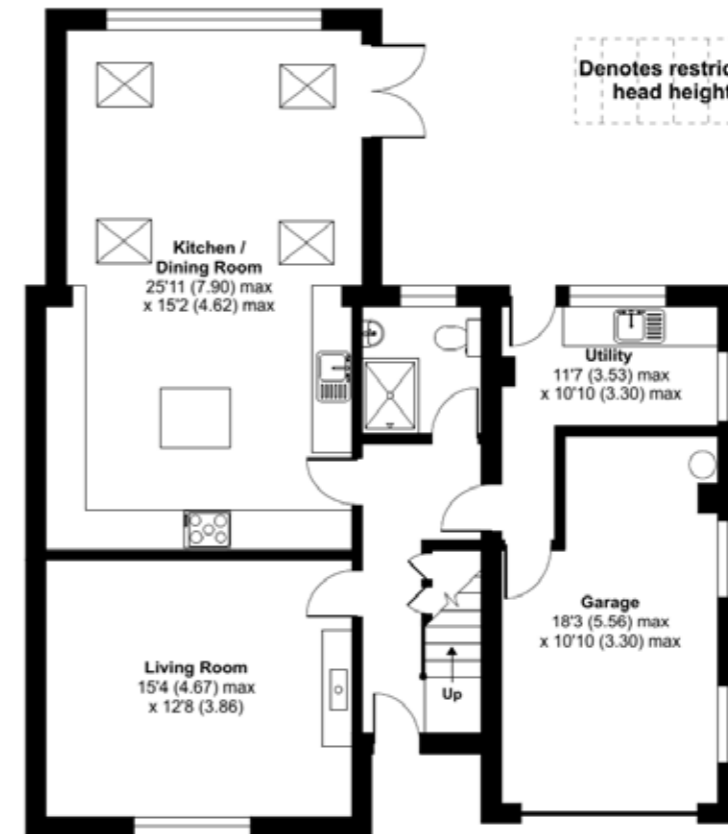




Approximate Area = 1729 sq ft / 160.6 sq m (includes garage)
Limited Use Area(s) = 77 sq ft / 7.1 sq m
Total = 1806 sq ft / 167.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Sowerbys. REF: 883459

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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ALL THE REASONS



Denver

IN NORFOLK
IS THE PLACE TO CALL HOME



A charming village about 1 mile south of Downham Market, Denver is located on the River Great Ouse and 14 miles south of King's Lynn.

Situated on the edge of the Fens, the village gently descends on the flat Fens toward Denver Sluice, which is popular with tourists.

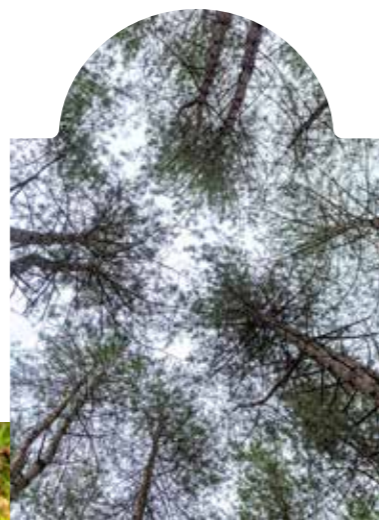
There is a church, local store/post office, a highly regarded village school, pub, village hall, sports pavilion and sports field within the village as well as a historic windmill. Along the river there is a further public house/restaurant.

Downham Market is one of Norfolk's oldest market towns and it can be traced back to Saxon times. The town has a good range of shops and a busy market on Fridays and

Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station that goes to London King's Cross (1 hour and 30 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing. Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.

King's Lynn has an excellent variety of amenities and services including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library.



Note from the Vendor



Shouldham Warren is an ideal spot for a brisk morning walk or an evening stroll.

“Walks round Denver are great but we also love year-round walks at Shouldham Warren.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2206-3017-0206-6482-5200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

AGENT'S NOTE

The property benefits from a right of way over the Common leading to the property. There is a well in the hedge-line in the garden.

SOWERBYS



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