

LI  NS CL  SE  
*Southery*

**SOWERBYS**

Land & New Homes Specialists

Welcome to  
*Lions Close*



*A niche collection of classically designed homes surrounded by a patchwork quilt of countryside.*

Located almost centrally and yet on the fringe of the village, the Lions Close development is a collection of 2, 3 and 4-bedroom homes with a blend of detached bungalows, houses and semi-detached houses that will benefit from enclosed gardens, garaging and ample open space.



The Dandelion - 4 Bedroom Detached House  
Plot 1

The Aria - 2 Bedroom Semi-Detached House  
Plots 4 & 5

The Ariel - 3 Bedroom Detached House  
Plots 6 & 7

The Lander - 3 Bedroom Semi-Detached House  
Plots 8 & 9

The Lionel - 2 Bedroom Detached Single Storey Home  
Plot 10

The Leandra - 3 Bedroom Detached Single Storey Home  
Plots 11, 13 & 14

The Napoleon - 4 Bedroom Detached Single Storey Home  
Plot 12

The Benroy - 4 Bedroom Detached House  
Plot 15











# *Life in Southery*

The pretty, rural village of Southery rests due south of the bustling historic port town of King's Lynn, amongst a prominent patchwork of rich agricultural fields and woven between the tapestry of former marshland dykes from whence it derived its Old English name - the 'Southern Island'.

The village ably provides the necessary amenities to enjoy a modern rural lifestyle, with a village shop, hairdressers, a garage, a primary school and a welcoming 'local' that states it is *'more than just a pub for drinking and eating, it's a place to foster community and connect people across generations'*.

Perched on the banks of the River Ouse, the nearby port town of King's Lynn has been a centre of

trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there.

With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers

and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



# *The developer*



**W**ith an emphasis on their build quality and high specification, NBC Homes pride themselves on the quality of their workmanship, the energy efficiency of the homes they build and delivering a pleasing first-class finish. With over 25 years of local home building expertise, NBC Homes are designed, built and finished with style and sustainability, featuring design work from locally knowledgeable architects, to insure their homes remain a part of the local narrative – and place to relax and unwind.





# The Dandelion - Plot 1

- Four bedrooms
- Principal bedroom with en-suite and built-in wardrobes
- Accommodation measuring around 1,162 sq.ft.
- Sociable open kitchen with utility and dining area
- Enclosed rear terrace and lawn garden
- Driveway with off-road parking and detached garage



A modern two storey family home, The Dandelion is approached over a driveway providing off-road parking and access to a detached garage. A timber gate grants private access to an enclosed rear terrace and lawn garden.

The Dandelion enters beneath sheltering canopy into practical entrance hallway with separate doors leading to a cloakroom, the kitchen area and a family sitting room with connecting double doors into the sociable kitchen with utility and dining area with double doors to the rear terrace and lawn garden.

To the first floor, this modern family home offers a family bathroom and four bedrooms, the principal bedroom with ensuite and built-in wardrobes.



Ground Floor

Kitchen/Dining Room  
7.2m x 3.6m

Sitting Room  
4.3m x 4.1m

First Floor

Bedroom 1  
4.5m x 3.8m

Bedroom 2  
3.9m x 2.7m

Bedroom 3  
3.8m x 2.7m

Bedroom 4/Study  
2.9m x 1.8m

Bathroom  
2.6m x 1.7m



## The Aria - Plots 4 & 5

- Two bedrooms
- Sociable open sitting and dining area
- Enclosed rear terrace and lawn garden
- Accommodation measuring around 832 sq.ft.
- Driveway with off-road parking and a garage



A traditional semi-detached home, The Aria is approached over a driveway that provides off-road parking, as well as access a garage. A timber gate grants private access to an enclosed rear terrace and lawn garden.

The Aria enters beneath sheltering canopy into practical entrance hallway with separate doors leading to a cloakroom, a modern kitchen and a sociable sitting and dining area with double doors to the rear terrace and lawn garden.

To the first floor, this traditional home offers a family bathroom and two double bedrooms.



Ground Floor

Kitchen  
3.8m x 2.6m

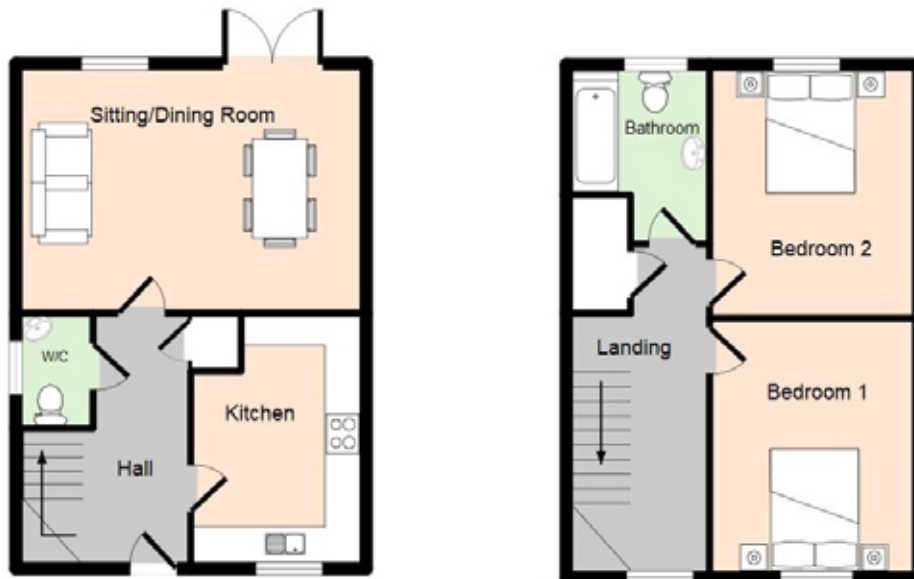
Sitting/Dining Room  
5.2m x 3.7m

First Floor

Bedroom 1  
3.9m x 3.1m

Bedroom 2  
3.8m x 3.1m

Bathroom  
2.7m x 2.1m





## The Ariel - Plot 6 & 7

- Three bedrooms
- Sociable open kitchen and dining area
- Enclosed rear terrace and lawn garden
- Accommodation measuring around 978 sq.ft.
- Driveway with off-road parking and a garage



A traditional family home, The Ariel is approached over a driveway that provides off-road parking, as well as access to a garage. A timber gate grants private access to an enclosed rear terrace and lawn garden.

The Ariel enters beneath sheltering canopy into practical entrance hallway with separate doors leading to a cloakroom, a family sitting room and a sociable kitchen and dining area with double doors to the rear terrace and lawn garden.

To the first floor, this traditional family home offers a family bathroom and three bedrooms.



Ground Floor

Kitchen/Dining Room

6.2m x 3.3m

Sitting Room

4.3m x 3.6m

First Floor

Bedroom 1

4.0m x 3.8m

Bedroom 2

4.0m x 3.8m

Bedroom 3

3.0m x 2.9m

Bathroom

2.6m x 1.7m



## The Lander - Plots 8 & 9

- Three bedrooms
- Sociable open kitchen and dining area
- Enclosed rear terrace and lawn garden
- Accommodation measuring around 973 sq.ft.
- Driveway with off-road parking and a garage



A traditional semi-detached family home, The Lander is approached over a driveway that provides off-road parking, as well as access a garage. A timber gate grants private access to an enclosed rear terrace and lawn garden.

The Lander enters beneath sheltering canopy into practical entrance hallway with separate doors leading to a cloakroom, a family sitting room and a sociable kitchen and dining area with double doors to the rear terrace and lawn garden.

To the first floor, this traditional family home offers a family bathroom and three bedrooms.



### Ground Floor

Kitchen/Dining Room  
5.8m x 3.3m

Sitting Room  
4.5m x 3.6m

### First Floor

Bedroom 1  
3.9m x 3.8m

Bedroom 2  
4.1m x 3.8m

Bedroom 3  
3.0m x 3.0m

Bathroom  
2.5m x 1.8m



## The Lionel - Plot 10

- Two bedrooms
- Principal bedroom with en-suite
- Driveway with off-road parking and garage
- Front and rear enclosed garden and terrace
- Accommodation measuring around 772sq.ft.



The Lionel is a modern single storey home, approached over a driveway that provides ample off-road parking and access to a garage. A timber gate grants private access to an enclosed rear terrace and lawn garden.

The Lionel enters beneath sheltering cover into practical entrance hallway with separate doors leading to a family bathroom and two double bedrooms, the principal bedroom with an ensuite.

Further doors from the hallway open into sociable sitting and dining area and kitchen with a connecting door to the hallway.



Detached bungalow  
772 sq ft



2



Single  
garage



2



Kitchen/Dining/Sitting Room

9.3m x 3.7m

Bedroom 1

4.2m x 3.3m

Bedroom 2

3.3m x 3.0m

Bathroom

2.2m x 1.7m



## The Napoleon - Plot 12

- Bedroom 4 or study
- Generous corner plot
- Three or four bedrooms
- Principal bedroom with en-suite
- Sociable open living and dining are
- Enclosed rear and south facing side garden
- Accommodation measuring around 1,440 sq.ft.
- Driveway with off-road parking and integral twin garage



The Napoleon is a versatile single storey home, resting at the end of a cul-de-sac on a generous corner plot. Approached over a broad driveway providing ample off-parking, as well as access to the integral twin garages. The Napoleon is framed by a pathway that complements the enclosed rear terrace and lawn garden.

The Napoleon enters beneath a sheltering cover into a welcoming entrance hallway, with separate doors leading to a family bathroom and three or four bedrooms, the principal bedroom enjoying an ensuite. Further double doors from the hallway open into a sociable living and dining area with bi-folding doors to the rear terrace and a kitchen with a separate utility and cloakroom.



Detached bungalow  
1,410 sq ft



4



Twin  
garage



2



Kitchen/Dining/Sitting Room

8.8m x 6.9m

Bedroom 1

4.0m x 3.6m

Bedroom 2

3.6m x 3.0m

Bedroom 3

3.9m x 3.2m

Bedroom 4/Study

3.6m x 2.0m

Bathroom

2.5m x 2.0m

Garage

6.6m x 6.3m



## The Leandra - Plot 11, 13 & 14

- Three bedrooms
- Principal bedroom with en-suite
- Front and rear enclosed garden and terrace
- Accommodation measuring around 1,139 sq.ft.
- Driveway with off-road parking and integral garage



A traditional single storey home, The Leandra is approached over a driveway that provides off-road parking, as well as access to a garage, and is framed by a pathway that complements the enclosed rear terrace and lawn garden.

The Leandra enters beneath a sheltering cover into a welcoming entrance hallway, with separate doors leading to a family bathroom and three bedrooms, the principal bedroom enjoying an en-suite. Further doors from the hallway open into a family sitting room and a kitchen dining room with double doors to the rear terrace and lawn garden.



Detached bungalow  
1,139 sq ft



3



Single  
garage



2



Sitting Room

5.6m x 5.0m

Kitchen/Dining Room

4.1m x 4.0m

Bedroom 1

4.0m x 4.0m

Bedroom 2

3.9m x 3.2m

Bedroom 3

4.0m x 2.6m

Bathroom

2.9m x 2.1m



## The Benroy - Plot 15

- Four bedrooms
- Bedroom 4 or study
- Sociable open kitchen and dining area
- Accommodation measuring around 1,162 sq.ft.
- Enclosed south facing rear terrace and garden
- Driveway with off-road parking and detached garage
- Principal bedroom with ensuite and built-in wardrobes



A modern two storey family home, The Benroy is approached over a broad driveway offering ample off-road parking and access to a detached garage. A timber gate grants private access to an enclosed south facing rear terrace and lawn garden.

The Benroy enters beneath sheltering canopy into practical entrance hallway with separate doors leading to a cloakroom, the kitchen area and a family sitting room with connecting double doors into the sociable kitchen and dining area with double doors to the rear terrace and lawn garden.

To the first floor, this modern family home offers a family bathroom and four bedrooms, the principal bedroom with ensuite and built-in wardrobes.



Detached house  
1,162 sq ft



4



Single  
garage



2

### Ground Floor

Kitchen

7.2m x 4.3m

Sitting Room

4.1m x 3.2m

### First Floor

Bedroom 1

4.2m x 3.7m

Bedroom 2

3.8m x 2.7m

Bedroom 3

2.9m x 2.5m

Bedroom 4

2.8m x 1.8m

Bathroom

2.2m x 1.8m



# Specification

*An NBC Homes home is finished to a standard high specification from build through to the finishing touches of fixtures and fittings.*

## EXTERIOR FEATURES

- Rusted red pantiles over antique Flemish brickwork
- Upvc cream double glazed window and doors
- Aluminium cream bi-folding doors
- Mix of grey twin and double sectional garage doors with power
- Lighting and outside tap
- Stone terrace
- Enclosed timber fencing
- Lawn gardens and some planting

## INTERIOR FEATURES AND DECORATION

- Oak doors and staircase balusters
- Chrome ironmongery
- Light grey painted walls and white wood finish
- Luxury wood grain vinyl tiles to receptions, utilities and bathrooms

- Carpeting to sitting rooms, stairways, landings and bedrooms

## KITCHENS AND UTILITIES

- Light grey cabinet doors with chrome ironmongery
- Quartz white worktops with upstands and splashbacks
- Integrated Bosch electric oven and microwave
- Bosch induction hob with chrome extractor
- Integrated Bosch fridge, freezer and dishwasher

## BATHROOMS AND CLOAKROOMS

- White sanitary ware with chrome fittings
- Marble tiled showers walls and vanity splashbacks
- Inset baths
- Chrome ladder radiators

## ELECTRICS, LIGHTING AND HEATING

- High efficiency air source heating
- Underfloor heating to ground floor and radiator to first floor
- Mains connected smoke detection and intruder alarm
- Broadband, television and telephone points
- Mix of recessed and pendant lighting

## GUARANTEES

- 10 year Professional Consultants Certificate Warranty
- Manufactures warranty to appliances
- Residents will be collectively responsible for the servicing and maintenance of shared common parts, forming a Management Company with an anticipated annual household contribution in the region of £300p.a.













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