



THE STORY OF

# Olives Rest

*Salters Lode, Norfolk*

SOWERBYS



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# Olives Rest

Downham Road, Salters Lode,  
Downham Market, PE38 0BA

●  
New Build Home

Four Double Bedrooms

Sitting Room with Fireplace for a Log Burner

Separate Study

Kitchen/Dining Room

Three En-Suite Bedrooms and One Main Bathroom

Walk-In Wardrobes and Dressing Rooms

Play Room/Fifth Bedroom

Underfloor Heating to Ground Floor

No Onward Chain

●

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“A spacious, modern and versatile home.”

It is perhaps no surprise that Olives Rest stands out from the other properties on this road. A brand new build with beautiful white render and field views makes this a superb forever family home.

Pulling into the gravel drive, the pleasing aspect of the building will make you want to explore all that there is on offer behind the closed doors. Walking into the reception hall, the quality of the build becomes immediately apparent, such as the oak staircase and oak doors, as well as the high-quality flooring.

The open plan kitchen/dining room is the focal point of the home. With a large kitchen island with quartz worktop, ample storage units, plus a twin set of bi-fold doors leading to the large patio area – be it summer or winter, this is a great space to socialize with family and friends alike.

The sitting room with its bay window and fireplace, which is ready to add a log burner, will become the ideal space to retreat to, and if you need to work from home there is a well-proportioned study too.









Moving to the first floor, the bright landing gives access to three double bedrooms and the family bathroom. Two of the bedrooms benefit from walk-in wardrobes/dressing rooms as well as en-suite shower rooms, whilst the principal bedroom also enjoys a Juliet balcony.

On the top floor there is one further bedroom with an en-suite shower room, as well as a playroom or optional fifth bedroom.





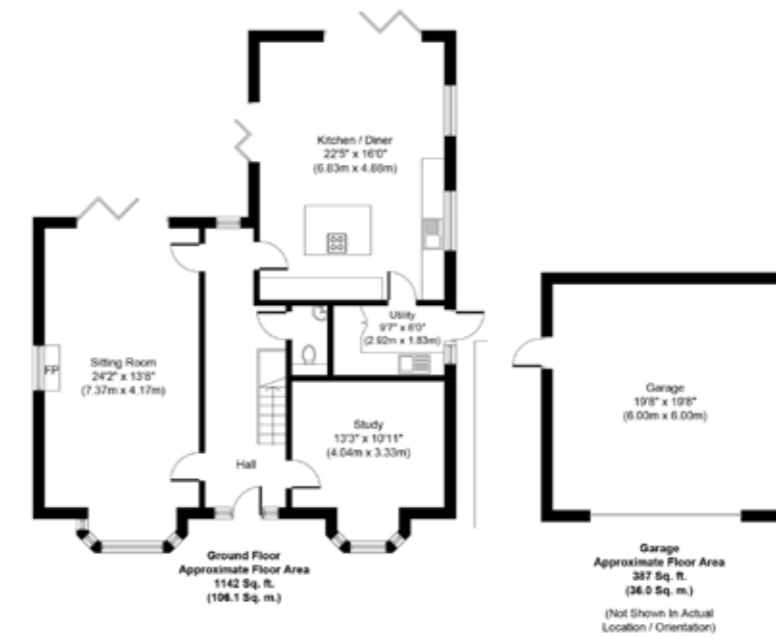
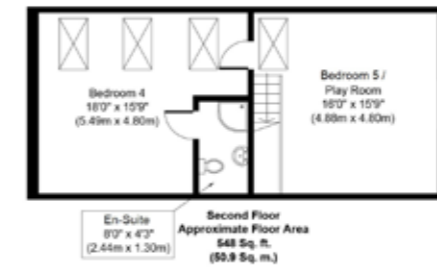


The outside space has been designed to be of low maintenance. To the front the garden has been laid to lawn, whilst the gravel drive, which leads to the double garage, provides ample off road parking.

The raised patio area in the rear garden not only provides some beautiful field views, but also makes alfresco-dining nothing but a joy. And with the rest of the garden being laid to lawn – it is the perfect canvas for someone to really make this outside space their own.

A superbly appointed new build, which has been finished to the highest specification, is now ready to meet its new owners.





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.



ALL THE REASONS

# Salter's Lode

IN NORFOLK  
IS THE PLACE TO CALL HOME



The small village of Salter's Lode is located only 1.7 miles from the train station in Downham Market.

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. There are many attractive houses and buildings and an unusual gothic black and white town clock.

The mainline railway station has links to Ely, Cambridge and 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.

King's Lynn is 15 miles away and is perched on the banks of the River Ouse. It 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.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.



Note from Sowerbys



The spacious sitting room at Olives Rest

“I can imagine the kitchen/dining room being the hub of the home with splendid views, but the sitting room is special too!”

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### SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating with underfloor heating to ground floor. In-built data network.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

B. Ref:- 9380-3950-3290-2092-1151

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.

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