



Laurel House
Downham Market | Norfolk | PE38 0AJ

BEAUTIFUL DETACHED FAMILY HOME



From the moment you step inside this beautifully presented family home, you will see it's something special. It's detached, spacious and built with family life in mind. The current owners have lived in the property since the completion of the build in March 2020. They purchased the plot of land and had the property built to create a home that allowed their parents to comfortably live with them, whilst also ensuring they maintained their independence. This is why the property is the ideal accommodation for multi-generation living. Simply, it has been designed to be flexible and versatile, accommodating various family members simultaneously.







- Beautifully Presented Detached Family Home
- Individually Designed Executive Home
- Lounge, Cinema Room & Kitchen/Diner
- Four Bedrooms, Ensuite & Family Bathroom
- Flexible Living Accommodation for Multi-Generation Living
- Open Field Views to the Rear
- Garage & Ample Driveway Parking
- Workshop/ Studio
- Total Accommodation extends to 3629sq.ft
- Energy Rating C

A Tale to Tell

If you ask the owners to describe the property in three words, they would choose “peaceful, warm and homely”, which is exactly what you feel when you enter. Though many houses along the road look similar, 67 The Drove stands out as different and unique. In fact, many locals have told the owners that it’s their favourite-looking house along the road, which is a testament to the hard work that has gone into creating such a gorgeous property.

Friendly and Fun

With its four bedrooms and family bathroom - as well as an additional ensuite - this home has more than enough space for a large and lively family. The cinema room is one of the home’s key features, which is a valuable addition to any family space. Once the blinds and doors are closed, there is a real cinematic feel, and the sound quality is excellent. This makes for great family movie evenings and a wonderful way to entertain impressed guests.

A spacious kitchen and diner provide a functional and practical space and a cosy lounge. Wherever you are in this home, you will feel welcomed and relaxed. There’s additional space to use in the workshop and studio, an area that can be used in whichever way you need. You could use it for storage, crafting, and completing various jobs. There’s even more of the property to use in the garage and ample driveway parking.

Attention to Detail

Barroway Drove is a friendly place to reside and has a community feel. However, your privacy remains very much intact, and the property has a real sense of peace and tranquillity. This is largely to do with the spacious garden, which is divided up into multiple areas. You can entertain family and friends, and when the weather is good, open the bi-fold doors to the raised deck to host even more people. From the decking, you can see the entire garden and beyond, which means that people can move around the space whilst still being involved. The garden is also very private, with open field views to the rear. It’s where you can see incredible sunsets, watch the deer running through the fields and soak up the sun.



This property is located in Downham Market, a small market town in a lovely part of the country. There are a range of independent shops, along with the larger supermarkets, and good independent restaurants close by. Downham Market also boasts a wonderful small coffee shop and excellent transport links. You can hop on the train and head to Ely or Cambridge to eat or for a day out. You could even head to London for a day trip without too much trouble. With the train station so close to the property, exploring the surrounding areas is simple and convenient. Downham Market is situated between three counties; Norfolk, Cambridgeshire and Suffolk. You don't need to travel far to visit some beautiful areas and attractions.















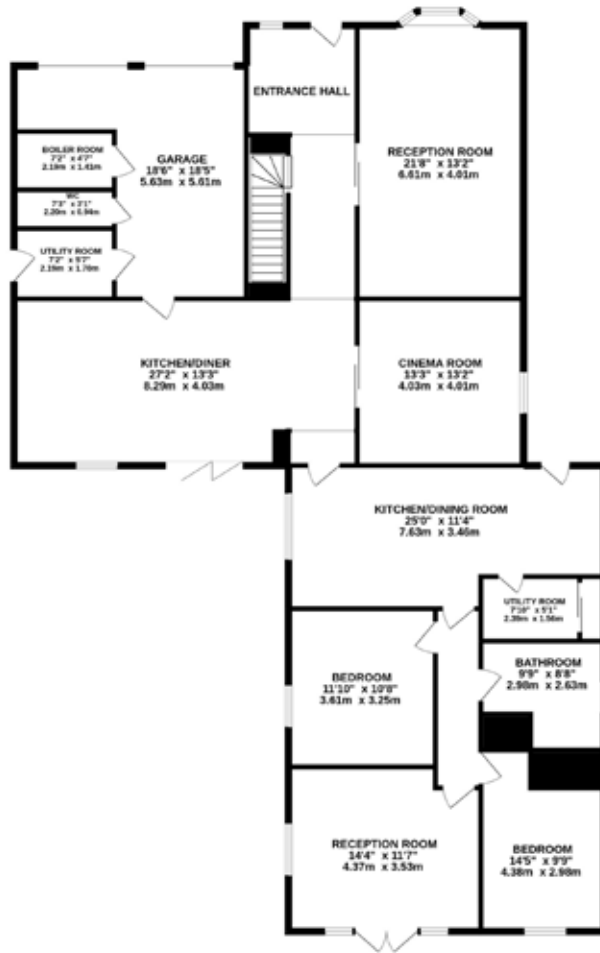




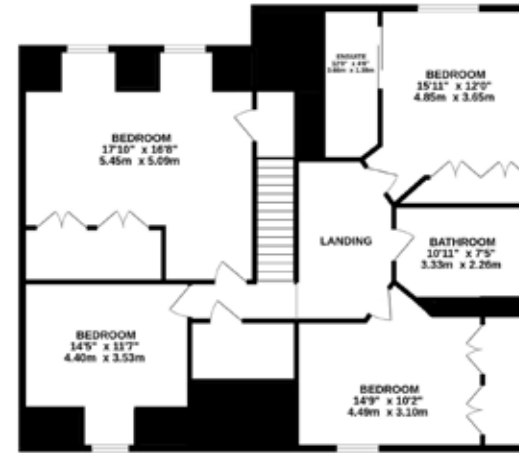




GROUND FLOOR
2279 sq.ft. (211.8 sq.m.) approx.



1ST FLOOR
1349 sq.ft. (125.3 sq.m.) approx.



TOTAL FLOOR AREA : 3629 sq.ft. (337.1 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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On Your Doorstep...

The ancient Saxon town of Downham Market is a delightful place to visit and is one of Norfolk's oldest market towns. Considered by many to be the gateway to the Fens, and with a network of waterways close by, plus lots to see and do in the town and surrounding area. Downham Market certainly lives up to its name having two outdoor markets a week, on Fridays and Saturdays. A recent addition to the Saturday market includes a Crafts and Collectables market, every fortnight in the town square. Around the town you will also find plenty of shops to browse, including some delightful independent stores and boutiques.

How Far Is It To...

The property is situated approximately 12 miles from the town of King's Lynn on the main A10 road to Cambridge (approx. 33 miles). Newmarket is around 32 miles and Norwich 42 miles. Downham has a main line railway station to Ely, Cambridge and London Kings Cross. For leisure enthusiast there are tennis and cricketing facilities close by, coupled with the ever-popular award winning beaches of North West Norfolk.

Services and District Council

Air Source Heat Pump, Underfloor Heating, Mains - Water & Drainage
 Kings Lynn and West Norfolk Borough Council
 Council Tax Band G £3302.48 PA

Tenure

Freehold



Fine & Country Fakenham Office
 Kings Lynn Innovation Centre, Innovation Drive PE30 5BY
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 c | 86 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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THE FINE & COUNTRY
FOUNDATION

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