



Waterside House
Farthing Road | Downham Market | Norfolk | PE38 0AF

IMPECCABLE DETACHED FAMILY HOME



Fine & Country are pleased to offer for sale this delightful five-bedroom detached house. Beautifully presented throughout, this wonderful family home affords fantastic flexible living space across two floors and benefits from a rural setting with superb access to the river Ouse and its fine countryside walks. The wonderful, secluded garden is a tranquil space to relax and unwind boasting its very own outdoor heated pool for that extra touch of luxury.



KEY FEATURES

- Beautifully presented Detached Five-Bedroom Family Home
- Spacious Open Plan Kitchen Dining Room
- Two wonderfully bright and airy Reception Rooms
- En-suite to Principal Suite, Family Bathroom
- Ground floor W.C
- Private enclosed large Garden with heated outdoor Pool
- Wonderful Rural location with Riverside walks
- Fantastic transport links to Cambridge and London
- NO ONWARD CHAIN
- Total Accommodation extends to 1953sq.ft

Modelled To Perfection

This beautifully maintained home effortlessly ticks off every item on most people's wish lists. Generous rooms? Check! Large garden? Check! Spacious, modern kitchen? Check! Furthermore, it succeeds in checking off another unexpected box: a swimming pool tucked away in the garden!

All of this is within walking distance of the historic market town of Downham Market, which means the property is close to shops, schools, and other amenities. "The station is only a seven-minute walk away from our house, and you can walk into town in fifteen minutes - it's very convenient," explains the current owner.

The house is approached through a gated entrance and sits at the end of a large, gravelled driveway with parking for at least seven vehicles. The property is hidden from the road and positioned deep within its generous plot, surrounded by mature trees and shrubs. Not that privacy is an issue, as the owner explains, "we are on a quiet lane that is only used by residents, so it's very peaceful here."

The property is entered through a porch, which leads to a large entrance hall. "The porch is really handy - we kick off our muddy boots after walking the dog, and it was great to have this space when the boys came home from rugby covered in mud." A useful cloakroom is directly ahead, as are stairs leading to the first floor.

The property has a well-proportioned reception room to the front, which is currently used as a reading room by the owners but could easily be reconfigured as a downstairs bedroom, playroom, office, or snug. A large, double-aspect sitting room runs the length of the house. Double glass doors open from this room onto the pretty patio, allowing natural light to flood the room. The room also has a feature fireplace, which could easily be converted for a woodburner if desired.





KEY FEATURES

The kitchen is large, and the room has been extended into the formal dining area by removing an internal wall to make more space for entertaining. The kitchen is equipped with a range of stylish low level and wall mounted cabinets; ensuring there is a place for everything. Plenty of natural light is provided by the large windows and the double glass doors that open onto the pretty patio.

The kitchen has been fitted with a range of integral appliances including a larder fridge and separate integrated freezer. The oven will also be remaining with the property. Back into the entrance hall and you will find access to a useful utility room fitted with cabinets and provision for a vented tumble drier and washing machine.

The first floor accommodates four lovely double bedrooms and a fifth bedroom which has been converted to a work from home office with space for two workstations. All accessible from the central, wraparound landing area. The largest of the bedrooms boasts an ensuite shower room. There is a good-sized family bathroom, with a full-length bath and over-bath shower.

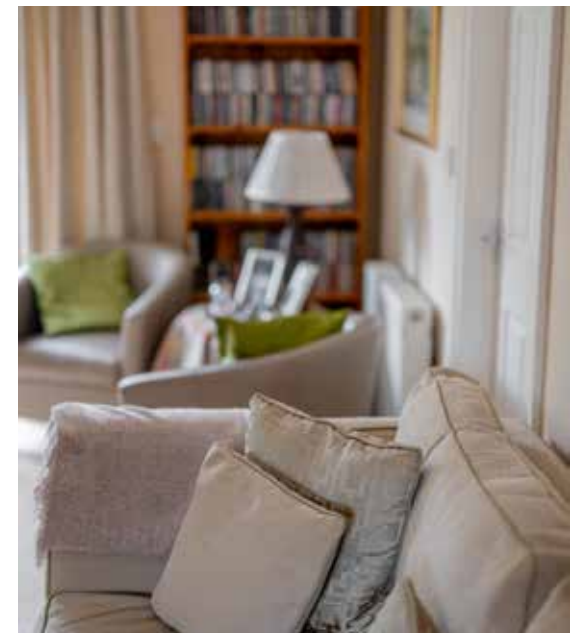
Let's Go Outside

The rear garden measures around a third of an acre, providing plenty of space to play with. "The garden is our sanctuary, it's so peaceful and private. We've done so much here over the years and it's very different to the grass plot we inherited seventeen years ago." Now the garden is richly planted with mature trees and shrubs, as well as a natural wooded area "perfect for den building" the owner explains.

There are a plethora of fruit trees and bushes including, raspberries, blackberries, redcurrants, apple trees and pear trees and the yield from these plants is so plentiful that the owner makes her own jams from the produce. The garden receives constant sunlight due to its southwest orientation, which is especially enjoyable when the swimming pool is in use.

The pool measures 7m x 4m and maintains a constant depth throughout. By extending the patio around the pool, the owners have created an area for loungers, allowing you to enjoy the sun before dipping into the refreshing water.

The pool is heated by an air-sourced heat pump which is stored in the pool house. There is a large double garage, which offers ample space for storage as well as a garden shed for tools.

























INFORMATION



On The Doorstep

Nicknamed 'Gingerbread Town' due to its buildings being made from local carrstone, Downham Market enjoys the accolade of being one of Norfolk's oldest market towns. Located on the banks of the River Great Ouse and dating back to Saxon times, the streets are lined with a remarkable collection of well-preserved historic structures that tell tales of bygone eras.

On market days (Fridays and Saturdays), the town is bustling with stalls offering everything from fresh produce to handcrafted items. The town enjoys a range of independent shops and supermarkets, cafés, and restaurants.

For those looking to commute into London, there are regular, direct services running from Downham Market to London King's Cross in approximately 1 hour 40 minutes. Downham Market is also 30 miles north of Cambridge, making it easily commutable to the city.

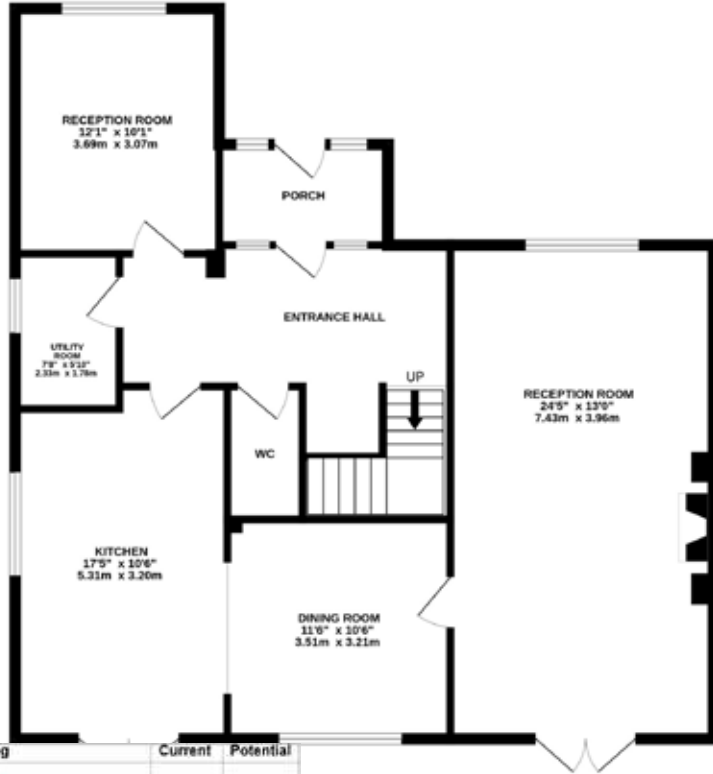
Services, District Council

OFCH, Mains Water & Septic Tank
Kings Lynn and West Norfolk Borough Council
Council Tax Band E
High Speed Fibre

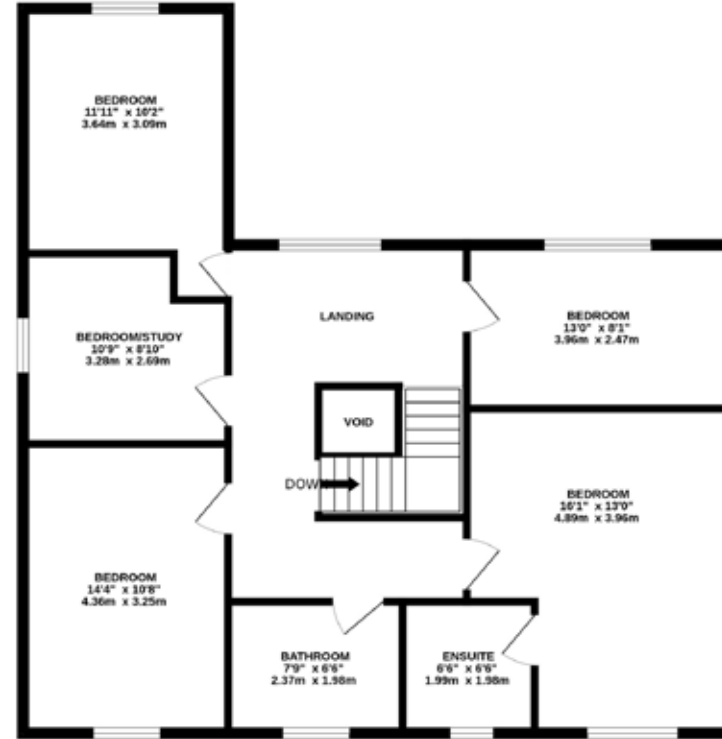
Tenure

Freehold

GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
961 sq.ft. (89.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1953 sq.ft. (181.4 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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Fine & Country Kings Lynn
KLIC, Innovation Drive, Kings Lynn PE30 5BY
01553 769100 | kingslynn@fineandcountry.com

