



67 Lynn Road
Downham Market | Norfolk | PE38 9QE

FINE & COUNTRY

PLENTY OF SPACE



Fine & Country are pleased to offer for sale this well-presented four-bedroom detached property within walking distance of the amenities of Downham Market. This much-loved home benefits from three bathrooms, an enclosed rear garden, ample off-road parking and a desirable one-bedroom annex. This is a perfect property for a growing family or for those looking for a home with multi-generational potential.



KEY FEATURES

- Beautifully Presented Detached Five Bedroom Family Home
- Fully functional ground Floor Integral Annexe
- Three exceptionally light and well-proportioned Reception Rooms
- Master Bedroom with Ensuite and Family Bathroom
- Office, Utility Room & Conservatory
- Ample Off Road gated Parking with Brick Weave Drive
- Private enclosed large Garden with wood built Workshop
- Fantastic transport links to Cambridge and London
- Total Accommodation extends to 1839sq.ft
- Energy Rating D

A Great Location

A standout feature of this immaculately presented home is its brilliant location, with only a 20-minute stroll into the centre of Downham Market, everything you need is on your doorstep. "There's a short cut to the train station too" the owner explains "so it's great for anyone who needs to commute to Cambridge or London." But the excellent location was not the only feature that appealed to the current owner. "We wanted a property that had the capacity for us to independently accommodate my mum too, and this house is the perfect layout for this arrangement."

Without question, the one-bedroom annexe has been designed with independence in mind, with a separate front door and driveway entrance, as well as its own kitchen, conservatory and outside space, thought has really been given to creating a set up that fosters independence within the wider family home.

Room To Grow

The main house is large, with plenty of space for a growing family. "We've lived here for 25 years and been very happy," the current owner says, "our kids grew up here, but now it's just the two of us, we don't need as much space."

The ground floor of this much-loved home features a spacious, double aspect sitting room to the front of the property. Here, a delightful wood-burning stove was thoughtfully installed last year which creates a cosy centre piece to the room. Furthermore, the room boasts wooden flooring, enhancing its overall character. A bright and well-proportioned, double aspect dining room can also be found to the front of the property. This welcoming space benefits from a fireplace and plenty of space for a generous family-sized dining table.





KEY FEATURES

There is a good-sized kitchen to the rear of the property which has been fitted with a range of stylish wall and under-counter cabinets. A coordinating island unit offers additional food preparation space and serves as a convenient spot for casual bar stool seating. Complementing wooden worktops crown the base units and a ceramic Belfast sink and freestanding Range cooker complete this delightful space. The kitchen also offers access to a large, decked area, which provides a perfect setting for outdoor entertaining. Adjoining the kitchen is a generous utility room and a useful laundry room and cloakroom.

There is a further ground floor reception room which currently serves as a bedroom but could easily be reconfigured as a playroom, snug or downstairs office. This room provides internal access to the annex extension.

Annex Space

The annex portion of the property has been designed to provide independence from the main house. This area features a bedroom, a generous kitchen/diner which has been fitted with a range of wall and under-counter units and a conservatory. There is also a large sitting room which provides direct access to the discrete patio via sliding doors.

The first floor of this well maintained home offers four bedrooms and an office, all accessible from the central landing. The largest of the bedrooms enjoys its own ensuite shower room. A lovely family bathroom with bath and separate shower cubicle completes the rooms on the first floor.

Let's Go Outside

This attractive home has plenty of kerb appeal. Decorative railings add an elegant touch to the street-facing façade which is bordered by a combination of gravel and paving. Additionally, there is ample paved parking to the side of the property, accommodating several vehicles. The back garden is laid mostly to lawn, with a large, elevated decking area accessible from the kitchen.

The decking is covered by a canopy, which increases its functionality and allows for enjoyment outside of the warmer months. The garden is pet and child safe, with tall fencing providing maximum privacy to fully enjoy this outdoor space.

There is a large wood-built workshop at the bottom of the garden which has been fitted with electricity and provides room to explore home-based business ventures or creative hobbies.

























INFORMATION



On The Doorstep...

Affectionately known as 'Gingerbread Town' due to its unique carrstone buildings, Downham Market holds the distinction of being one of Norfolk's oldest market towns. The town is considered to be the gateway to the Fens and enjoys a network of waterways to enjoy close by. Nestled along the picturesque River Great Ouse and with roots dating back to Saxon times, the streets display a remarkable collection of well-preserved historic structures. There is a weekly market which showcases stalls offering everything from fresh produce to artisan crafts as well as a diverse array of shops, cafés, supermarkets, and eateries.

How Far Is It To...

For those with London commutes in mind, Downham Market offers regular, direct train services to London King's Cross, taking approximately 1 hour and 40 minutes. The vibrant city of Cambridge is only 30 miles away.

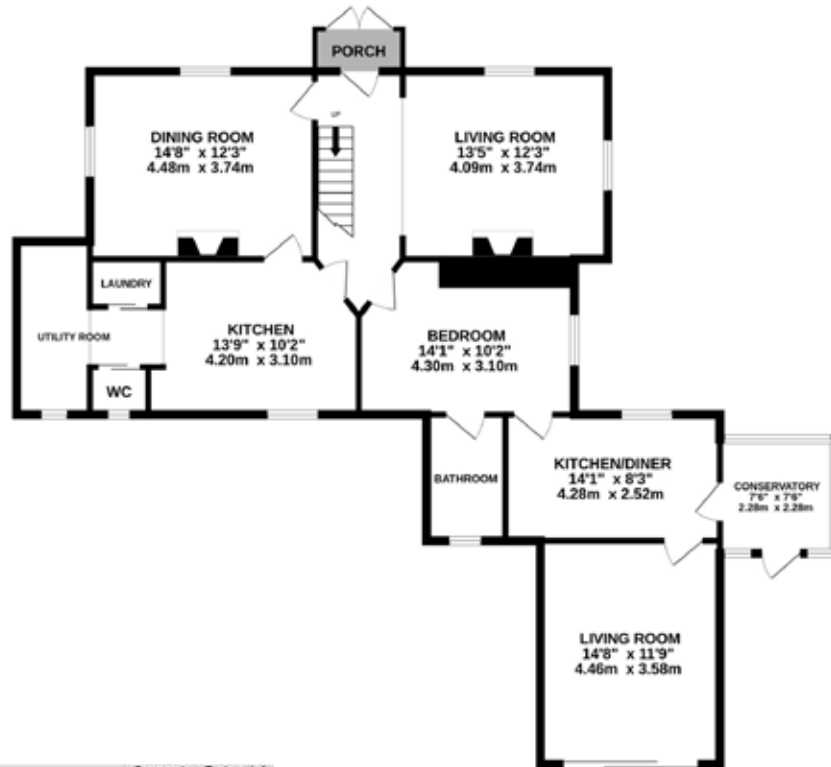
Services, District Council

GFCH, Mains - Water & Drainage
Kings Lynn and West Norfolk Borough Council
Council Tax Band D

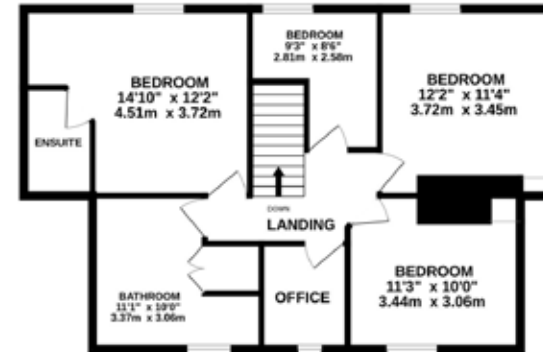
Tenure

Freehold

GROUND FLOOR
1151 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TOTAL FLOOR AREA: 1839 sq.ft. (170.9 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

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