



THE STORY OF  
**20 Winnold Street**  
*Downham Market, Norfolk*

**SOWERBYS**



**Three Bedroom Mid-Terrace House**

**Sold Chain Free**

**Kitchen/Breakfast Room**

**Sitting/Dining Room Opening to Garden**

**Off-Street Parking**

**Enclosed Rear Garden**

**Walking Distance to Train Station**

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# 20 Winnold Street

Downham Market, Norfolk  
PE38 9FE

A well-served and respected investment property, 20 Winnold Street would also make the ideal family or starter home. Well-proportioned and located on a pleasant development, there is opportunity for someone to now make this property their own.

The bright entrance is welcoming, leading through to a well-equipped modern kitchen/breakfast room. The sitting/dining room is well proportioned and flooded with natural light. Patio doors lead into the rear garden which offers a wonderful space where the family can gather together.

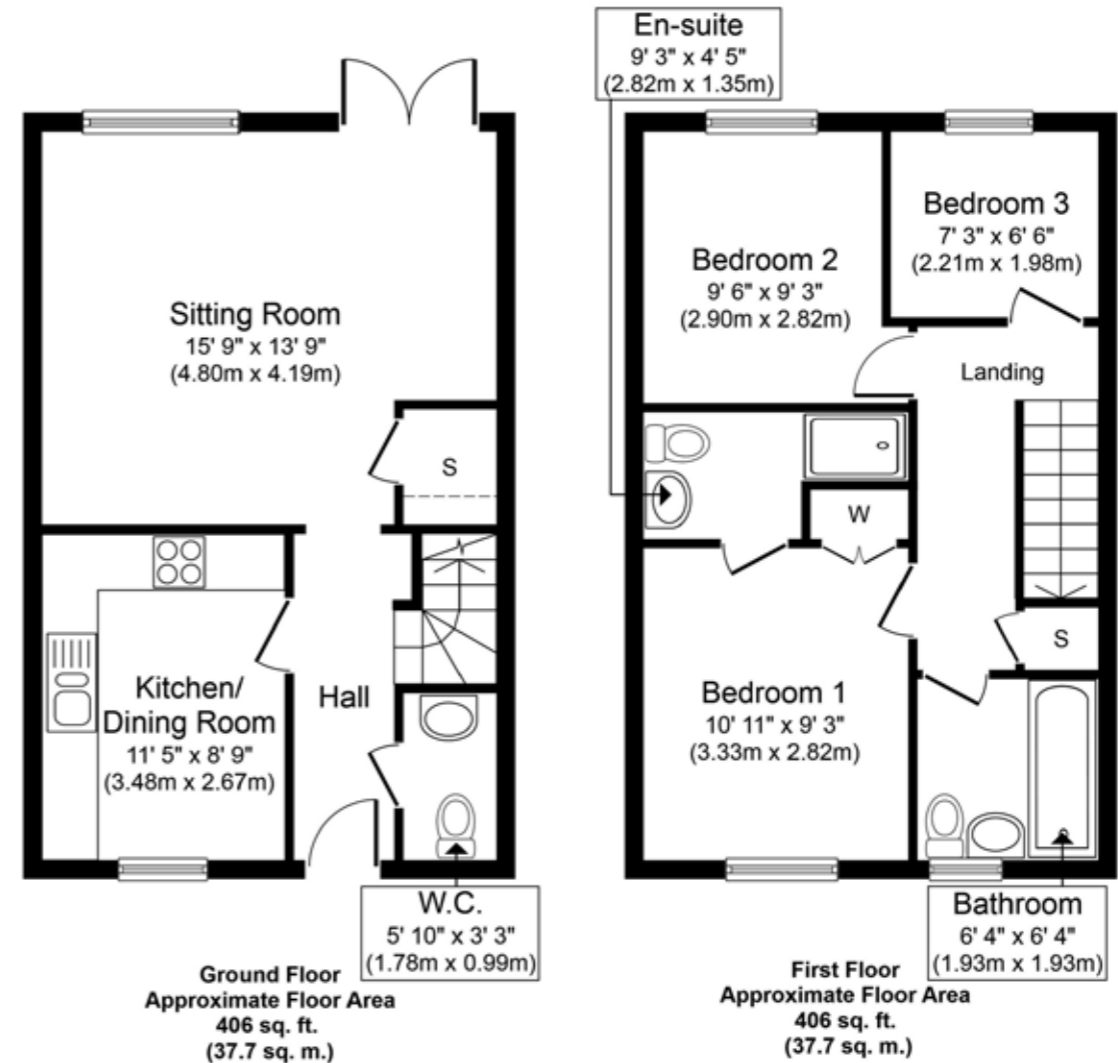
In addition, a useful storage cupboard and a WC is located on the ground floor.

The first floor landing provides access to

three bedrooms, two of which are double in size. The principal bedroom includes a built in wardrobe, and an en-suite, whilst bedrooms two and three share the family bathroom.

The outside space requires little maintenance. To the front, the property benefits from off-road parking, whilst the fully enclosed rear garden provides a safe place for young ones to play or a relaxed space where summer days and family barbecues can be enjoyed.

In a popular development within Downham Market, 20 Winnold Street is a short stroll from the train station, and within easy reach of the town centre. With no upward chain, it's ready for a new owner to make their mark.



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

# Downham Market

IN NORFOLK  
IS THE PLACE TO CALL HOME



One of Norfolk's oldest market towns, Downham Market can be traced back to Saxon times.

In November the Festival of Swans is held where visitors can observe the over-wintering swans.

King's Lynn (11 miles away) has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10.

The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.



*Note from Sowerbys*



Downham Market Town Centre

“It’s a really convenient location - within a short walk of both the train station and the town centre.”

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## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

B. Ref:- 0390-2780-3250-2177-5705

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.

## LOCATION

What3words: ///much.coveted.rebel

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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