



THE STORY OF

5 Basil Drive

Downham Market, Norfolk

SOWERBYS

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5 Basil Drive

Downham Market, Norfolk,
PE38 9HU

Flexible Accommodation

Four Bedrooms

Two En-suites

Covered Off-Road Parking

Part Walled Garden

Superb Access to Transport Links

On the Fringes of a Vibrant Market Town



“...easy access to the train line while relishing the greenery of Norfolk’s stunning landscape.”

On the ground floor, you’ll find an expansive open-plan kitchen/dining room, thoughtfully designed to seamlessly blend functionality with warmth. French doors at the dining end open to an enchanting east-facing garden, inviting the outdoors in and bathing the space in the morning sun. The kitchen is equipped with a variety of integrated appliances, strategically positioned to keep the livelier aspects of daily life neatly contained.

Moving to the first floor, a serene sitting room offers a cosy retreat. A Juliet balcony adds a touch of charm and allows

natural light to illuminate the space. This is the perfect spot to unwind with a good book or enjoy movie nights. Additionally, two generously sized bedrooms on this level share access to a well-appointed family bathroom, providing flexibility and comfort for family living or hosting guests.

The second floor introduces two more double bedrooms, each boasting its own en-suite shower room for added privacy and convenience. These spaces are tailor-made for relaxation and retreat, presenting an ideal setup for multi-generational living.





This property caters to the needs of families or hard working professionals requiring easy access to the train line while relishing the greenery of Norfolk's stunning landscape. Covered parking ensures sheltered loading and unloading, enhancing practicality. With its adaptable layout and amenities, this townhouse appeals to a diverse range of potential buyers.

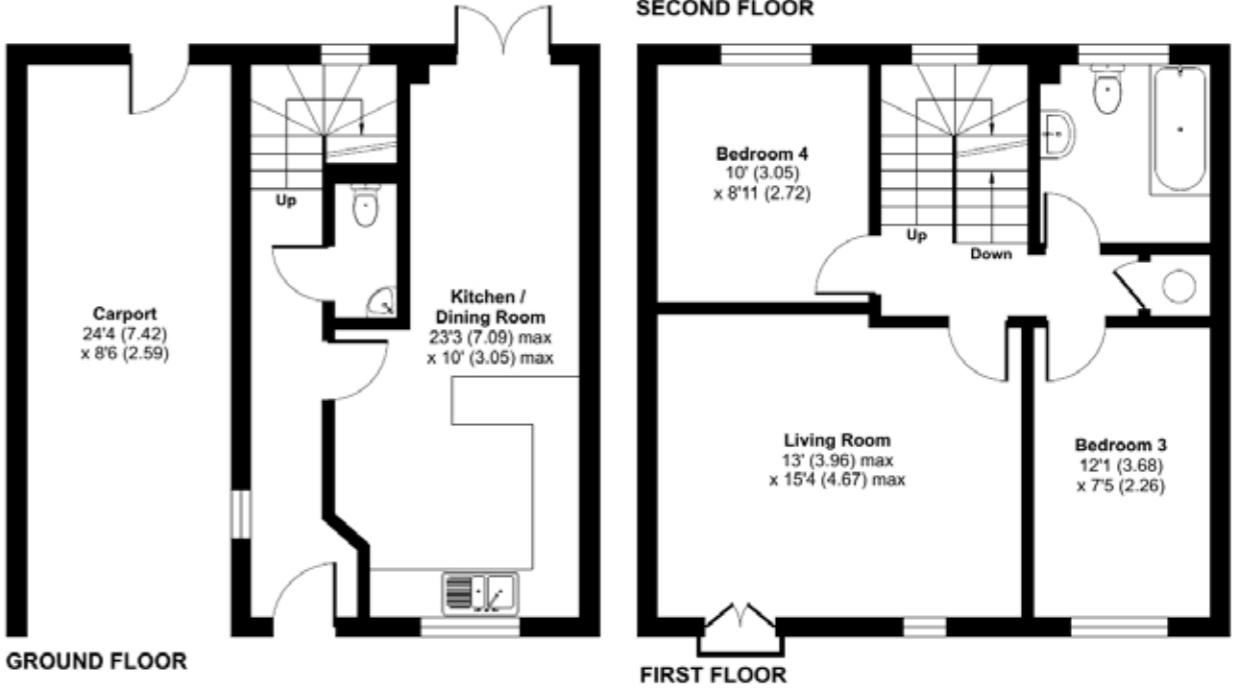
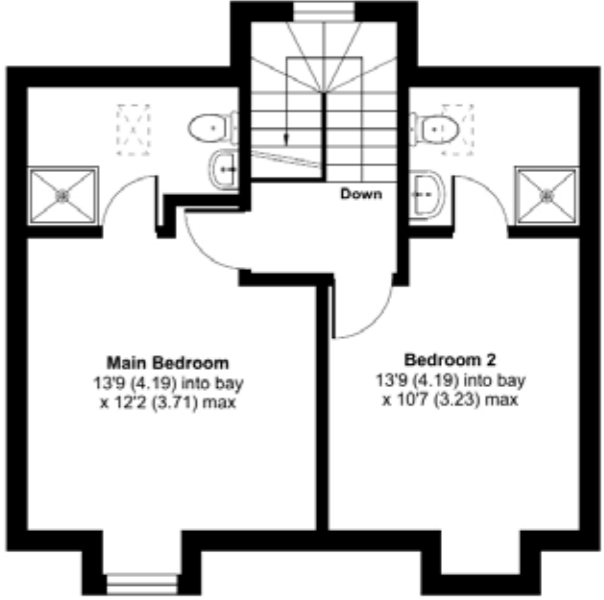
Conveniently situated within reach of a lively market town with a bustling high street, this home provides urban convenience without sacrificing access to the picturesque English Norfolk countryside. Whether you crave the vibrancy of city living or the tranquillity of rural landscapes, this townhouse is designed to fulfil your desires.





Basil Drive, Downham Market, PE38

Approximate Area = 1326 sq ft / 123.1 sq m (excludes carport)
 For identification only - Not to scale



SOWERBYS — a new home is just the beginning

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.

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.

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.



Note from the Vendor



“Burnham Market is a lovely town to live in, with a lovely community.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 9370-2448-1100-2929-3001

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: ///printing.liberated.vouch

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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