



THE STORY OF

168a Lynn Road

Downham Market, Norfolk

SOWERBYS

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168a Lynn Road

Downham Market, Norfolk,
PE38 9QG

Detached Potton Home plus One
Bedroom Self-Contained Annexe

Sold with No Upward Chain

Three Bedrooms

Two Reception Rooms

Kitchen/Sun Room

En-Suite to Principal Bedroom

Double Garage and Off-Road Parking

Mature Rear Garden

Superb Location and Easy Access to Town Centre

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“The lounge with its inglenook
fireplace makes the winter days feel cosy...”

A labour of love for our sellers 22 years ago, 168a Lynn Road is a Potton house, with careful attention given to choosing the right materials to create a charming cottage feel.

Inside, the property is spacious and adaptable. The sitting room, with its cosy fireplace and large windows, has been a favourite spot, especially on chilly days.

The kitchen/sunroom has become the heart of the home, with its bright, airy space and vaulted ceilings making it perfect for gatherings. For more formal

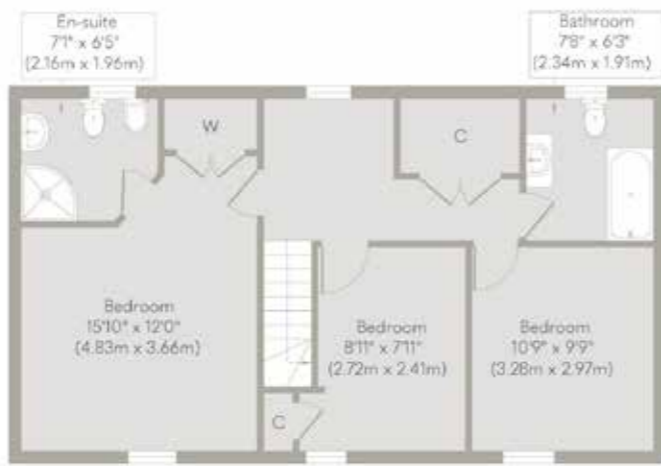
occasions, there's a separate dining room.

Upstairs, there are three bedrooms and a family bathroom. Two bedrooms are doubles, and the main bedroom has an en-suite shower room and built-in wardrobe.

In addition to the main house, there's a separate one bedroom studio apartment above the garage. It's ideal for someone who works from home, a teenager needing their own space, or as a potential Airbnb rental.







First Floor
Approximate Floor Area
642 sq. ft
(59.60 sq. m)



Outbuilding
Approximate Floor Area
625 sq. ft
(58.08 sq. m)

Ground Floor
Approximate Floor Area
835 sq. ft
(77.61 sq. m)



COWVED BYC a more home to meet the imagination

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.

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The property boasts a spacious driveway leading to a double garage, providing ample parking. The mature rear garden offers privacy, with trees, a patio, lawn, and flower beds, ready for enjoyment.

“We’ve had better access to the outdoors, and have made plenty of wonderful memories...”

This detached three-bedroom home, with one bedroom annexe, double garage, and great location, is available with no upward chain.



SOWERBYS — a new home is just the beginning

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



“We built the home - it's been so special to us.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 8505-3685-5929-4107-1883

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: ///round.cafe.botanists

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