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THE STORY OF

90 Rosemary Way

Downham Market, Norfolk

SOWERBYS



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Downham Market, Norfolk
PE38 9UB

Four Bedroom Detached Home

Principal with En-Suite Shower Room

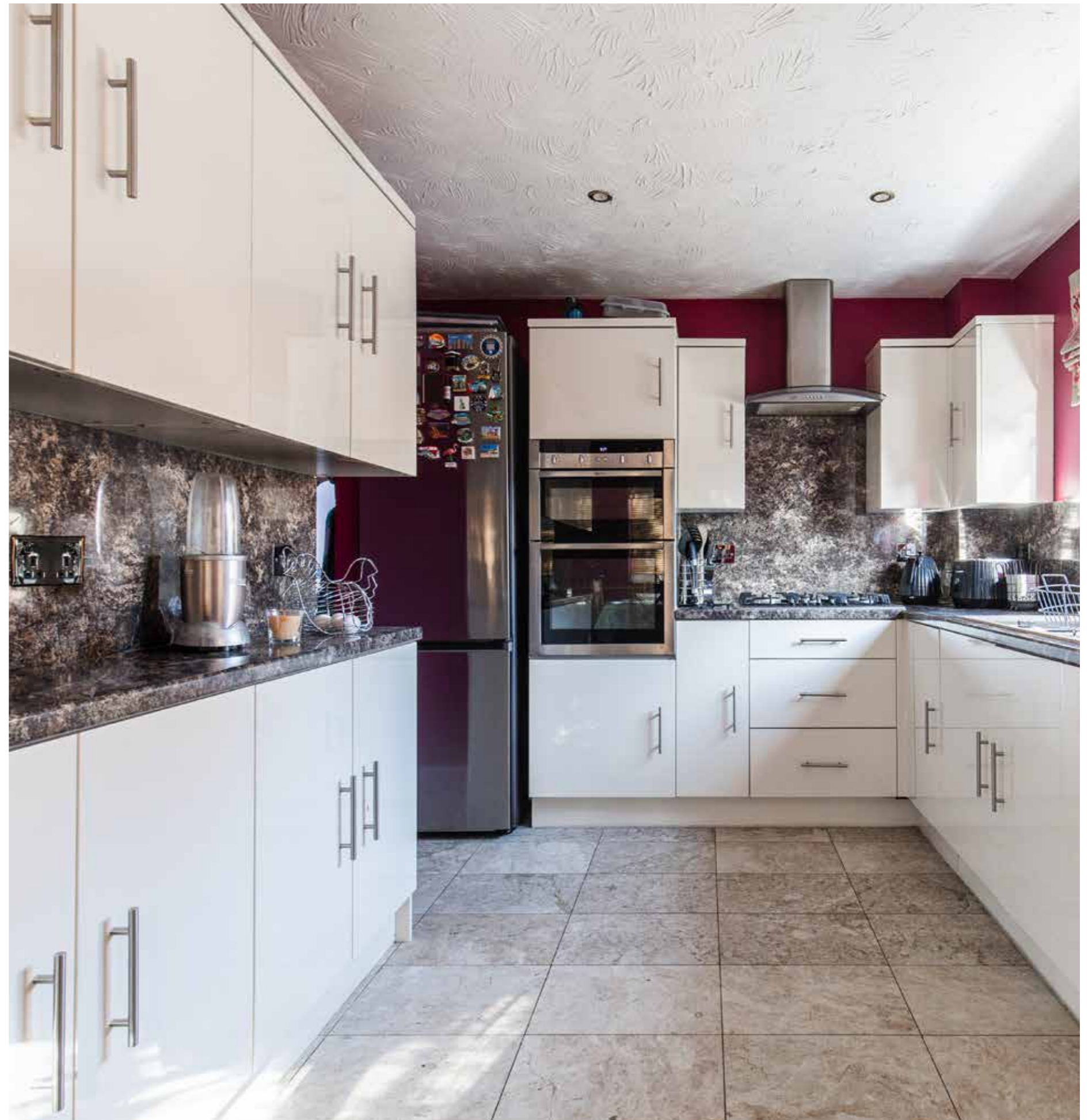
Superb Access to Amenities and Transport Links

Open-Plan Kitchen/Dining Room

Living Room and Conservatory

Garage and Off-Road Parking

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Located in Downham Market, this four-bedroom town house blends modern convenience with versatile living. Ideal for young families, couples seeking a peaceful retreat, or investors, this home offers ample appeal.

The entrance hall leads to a spacious kitchen/dining area, designed for seamless entertaining and practical everyday living. The kitchen features plenty of storage and workspace, making meal preparation easy. The sitting room connects to the conservatory, providing a cosy space to relax, with access to the garden, a perfect spot for summer or winter relaxation.

A utility room and downstairs WC add convenience, particularly after exploring the surrounding Norfolk countryside, offering a practical space to store muddy boots and outdoor gear.



Upstairs, the first floor has two generously sized double bedrooms, including the spacious principal bedroom which is complemented by a shower room en-suite for further privacy and indulgence. The well-proportioned family bathroom serves all the bedrooms and offers comfort for family and guests alike.

The second floor houses two additional bedrooms, each of which could be used as flexible spaces. Whether as bedrooms, a home office, or even a playroom, these rooms give options to meet a family's changing needs over time.

“This was our first family home.”

This home's location is another key feature, with excellent access to local amenities and the mainline train station. For commuters, Downham Market offers easy travel to Cambridge, Ely, and London, while those seeking leisure will enjoy the proximity to the port town of King's Lynn and the picturesque North Norfolk Coast. The garage and additional off-road parking add practicality, while the well-sized garden provides a private space for outdoor relaxation.

This home delivers on all fronts, a property which truly adapts to lifestyle needs - providing comfort, convenience, and the best of both country living and easy access to city life.





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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Downham Market

A POPULAR MARKET TOWN WITH
A HUGE COMMUNITY SPIRIT



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



“With the summer sun until 8pm, the garden has been a lovely spot to unwind.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 5234-0921-7400-0306-1292

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: ///poker.grapevine.uttering

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SOWERBYS

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for the homeless

 mind
Norfolk and
Waveney

 Cancer
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