



THE STORY OF

10a Mill Lane

Downham Market, Norfolk

SOWERBYS



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Downham Market, Norfolk
PE38 9QT

Detached Three-Bedroom Home Tucked
Away in a Quiet, Private Road

Open-Plan Living with Impressive 21'7"
x 19'1" Kitchen/Dining/Lounge Area

Air Source Heating System with Underfloor
Heating to the Ground Floor

Spacious Gated Driveway Offering
Ample Off-Road Parking

Beautiful Rear Garden with Established
Fruit Trees and Covered Veranda

Large Summerhouse/Garden Shed
Ideal for Hobbies or Storage

Solar PV and Rainwater Harvesting System

Walking Distance to Town Centre
and Mainline Railway Station

Moments from Countryside Walks and
Nature Spots like Shouldham Warren

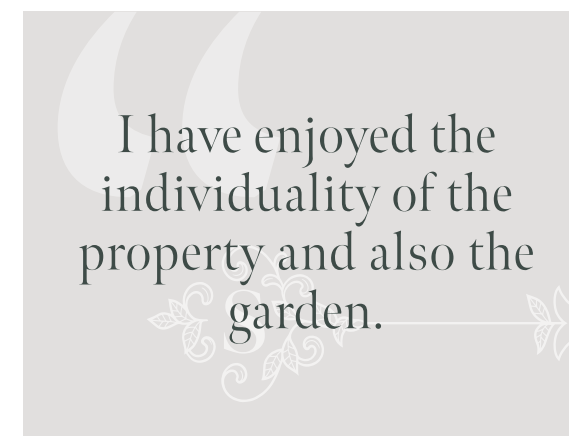
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Tucked away in a peaceful, private location yet just a gentle stroll from the heart of Downham Market, 10a Mill Lane is a beautifully individual three-bedroom home that offers open-plan living, thoughtful design, and a wonderfully secluded garden retreat.

Set across two spacious levels and extending to approximately 1,170 sq. ft., this home balances modern convenience with a warm, welcoming charm. The ground floor opens into a stunning open-plan kitchen/dining/living space - measuring an impressive 21'7" by 19'1" - bathed in natural light and perfect for both entertaining and everyday living. A well-proportioned double bedroom, which could be utilised as an additional reception room, and contemporary family bathroom complete the downstairs layout, while clever storage solutions are tucked neatly under the stairs.

Upstairs, you'll find two further bedrooms, including a serene principal suite with en-suite shower room. A versatile third bedroom and separate storage room offer flexibility - ideal for guests, hobbies, or home working.

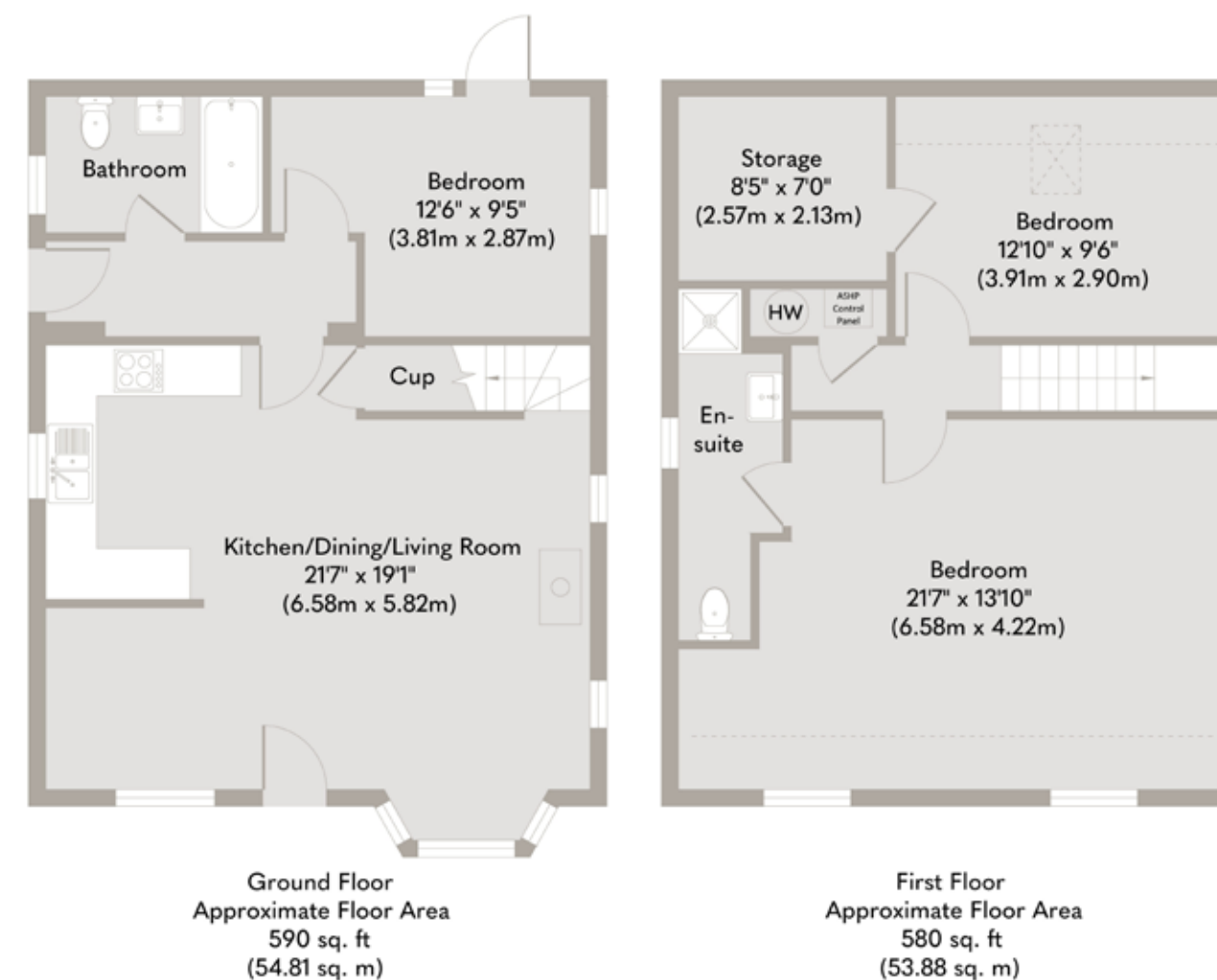
Sustainability and comfort have been thoughtfully considered throughout. The home features a highly efficient Air Source Heating system, with underfloor heating to the entire ground floor - ensuring year-round warmth and energy savings aided by Solar PV panels to the front elevation. Additionally, a rainwater harvesting system offers an eco-friendly solution by supplying grey water for flushing the WCs - combining modern convenience with sustainable living.



Externally, the property continues to delight. A spacious gated driveway provides ample off-road parking, ensuring both privacy and practicality. The rear garden is a true haven - planted with a variety of established fruit trees and featuring a large summerhouse/garden shed, perfect for storage, creativity, or quiet reflection.

At the centre of it all is a charming covered veranda - an idyllic spot to unwind. "My favourite view is sitting under the veranda in the back garden on a summer's evening," says the current owner, capturing the peaceful ambience of this much-loved home.

Set in a quiet yet central location, it's just a short walk to Downham Market's shops, cafés, and mainline station with links to Ely, Cambridge, and London. With nearby nature spots and a strong community feel, it's an ideal blend of town and tranquillity.



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



Driveway

“I would describe my home as comfortable and in a good location.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via air source heat pump with underfloor heating to ground floor, radiators to first floor.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

A. Ref: 0526-3805-7971-9404-5911

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: ///prone.create.ghost

AGENT’S NOTE

Please note, the boundary is in the process of being altered, with a small strip of land being transferred to the neighbouring property. The boundary fence has already been altered and is available to view in its new location. Mill Lane is a private road with each property taking responsibility for maintenance of the road in line with their front boundaries.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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