



THE STORY OF

# 41 Wingfields

*Downham Market, Norfolk*

**SOWERBYS**



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# 41 Wingfields

Downham Market, Norfolk  
PE38 9AR

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No Onward Chain

Open-Plan Kitchen/Dining  
Room and Family Room

Study/Playroom

Separate Sitting Room with Dual  
Aspect Windows and a Fireplace

Five Double Bedrooms Split Over Two Floors

Two En-Suites and Family Bathroom

Garage Converted into a Home Gym, with  
Potential to Become a Garden Office

Fully Enclosed, Low-Maintenance Garden

Walking Distance to the Train Line with  
Direct Links to Cambridge and London

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Situated on the edge of the charming market town of Downham Market, in an exclusive gated development, 41 Wingfields has been a cherished family home for the past seven years. Over this time, the property has been thoughtfully enhanced, elevating it to an exceptional standard and creating countless lasting memories.

Pulling into this executive development, you are greeted with an immediate sense of security and sophistication. Approaching the driveway, the home exudes an air of elegance and luxury.

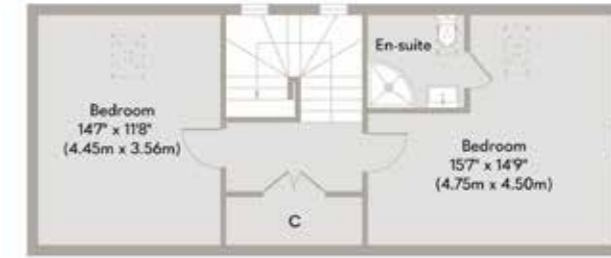
Off the spacious reception hall, you're naturally drawn to the open, bright, and airy kitchen, diner, and family room. For the past seven years, this has been the heart of the home, the place where the family gathers each evening to share their day, or unwind and relax. It's also where visiting family and friends have come together to enjoy each other's company.

As you ascend to the first floor, the newly fitted oak staircase ensures a smooth and elegant transition. From the landing, you can access three spacious double bedrooms, each featuring built-in wardrobes, as well as the family bathroom. The primary bedroom also enjoys the added luxury of an en-suite. On the top floor there are two further bedrooms, both double in size, with a further en-suite.

Outside the property benefits from off-road parking, with an electric charging point on the driveway, and a garage that has been converted to a well appointed gym. Should one need for it to be a garage again, this could easily be put back to its original usage.

The garden itself is very private with no windows overlooking it. The green hedges keep it private, and the patio area is perfect for those summer bbqs, whilst the artificial lawn keeps maintenance to a minimum.





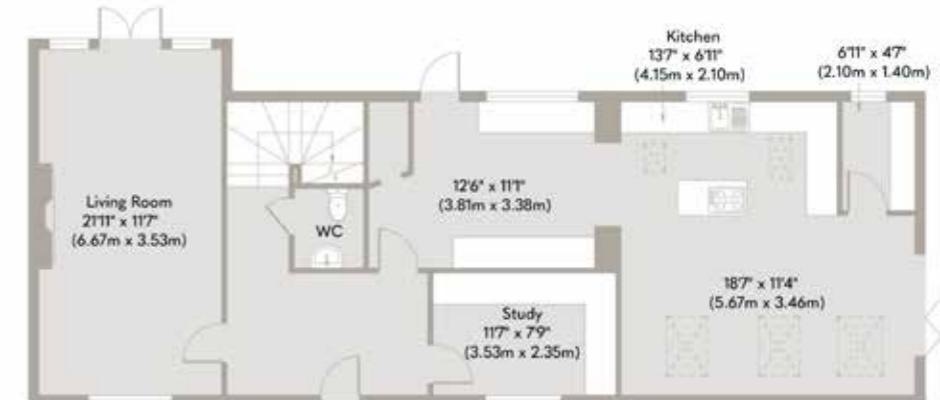
Second Floor  
Approximate Floor Area  
534 sq. ft  
(49.60 sq. m)



First Floor  
Approximate Floor Area  
717 sq. ft  
(66.61 sq. m)



Outbuilding  
Approximate Floor Area  
141 sq. ft  
(13.06 sq. m)



Ground Floor  
Approximate Floor Area  
1,069 sq. ft  
(99.27 sq. m)

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 Sowerbys*



“Pulling into this executive development, you are greeted with an immediate sense of security and sophistication.”



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Electric charging point for a car on the driveway.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref: 2011-1788-6373-3111-3121

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: ///ratio.certainty.clear

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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