



THE STORY OF

Summerhayes

Stow Bridge, Norfolk

SOWERBYS



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Stow Bridge, Norfolk
PE34 3PP

Detached Four-Bedroom Family Home

Light-Filled Sitting Room with Feature Fireplace

Dining Room and Conservatory
Overlooking the Garden

Well-Proportioned Kitchen/Dining
Room and Separate Utility

Four Bedrooms and a Family Bathroom

Principal Bedroom with Walk-In Wardrobe

Generous Rear Garden with
Mature Borders and Terrace

Driveway Parking and Integral Garage

Plot Approaching 0.2 Acres (STMS)

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Found in a well-connected village between King's Lynn and Downham Market, Summerhayes is a well-balanced and generously proportioned four-bedroom detached home set within a mature plot approaching 0.2 acres (STMS).

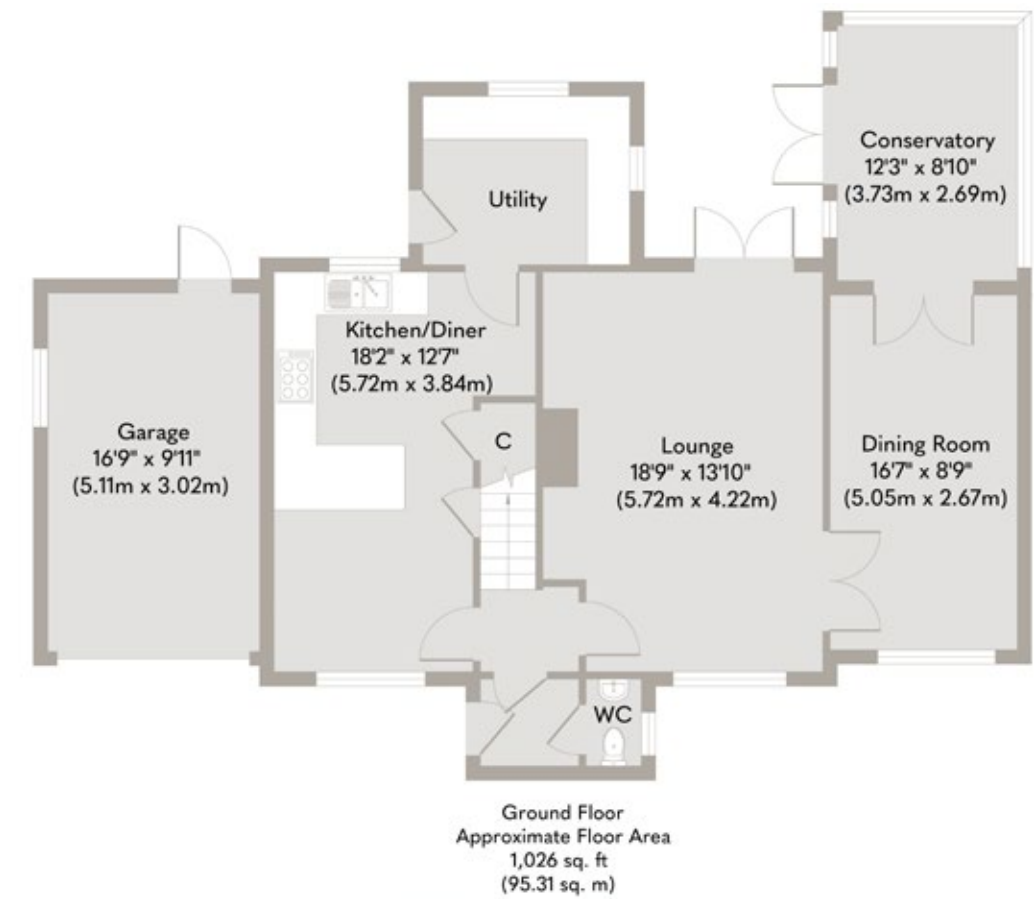
This inviting home offers excellent versatility, with a spacious dual-aspect sitting room centred around a feature fireplace and french doors leading out to the patio. It flows through to a formal dining room and a light-filled conservatory overlooking the garden. The kitchen/dining room offers ample preparation space and room to gather, while a separate utility and ground floor cloakroom provide practicality and convenience.

Upstairs, the accommodation continues to impress with four bedrooms arranged around a generous landing. The principal bedroom features a walk in wardrobe cupboard which was formerly purposed as an en-suite. A well-appointed family bathroom, complete with a separate walk-in shower, completes the first floor.

Outside, the home is set back behind a generous gravelled driveway providing ample off-road parking, alongside a lawned front garden. The rear garden is a private, enclosed space with a broad paved terrace and established borders – perfect for relaxing or entertaining. Beautiful riverside walks can be enjoyed within a quarter of a mile of the property, offering easy access to the surrounding countryside.

Combining peaceful village living with excellent road and rail access nearby, Summerhayes presents a wonderful opportunity to make your mark in a home that truly makes the most of its setting.





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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Stow Bridge

TRANQUIL VILLAGE LIVING BY THE WATER

Stow Bridge is a charming village in Norfolk, situated between Downham Market and King's Lynn on the banks of the River Great Ouse and Relief Channel .

Traditional cottages line the village's winding lanes, and local life centres around community events held at the village hall and the historic St Peter's Church. For everyday treats, Landymore's Farm Shop & Tea Room offers homegrown produce, gifts, and afternoon teas in a welcoming setting. For essentials and outdoor needs, Bearts is a long-standing country store supplying animal feeds, tools, and garden items.

The Heron, a popular riverside pub and restaurant, is the social heart of the village – perfect for relaxed lunches, dinner with friends, or simply watching the sunset over the water with a drink in hand.

Just a short drive away is Downham Market, a charming Saxon-era market town with a variety of independent shops, cafés, a regular market, and schools including a sixth form college. Its distinctive black-and-white clock tower and riverside park add to the appeal. From here, or the closer Watlington station (under 4 miles away), you can catch direct trains to Cambridge and London King's Cross, making commuting or weekend trips easy.

For broader amenities, King's Lynn (9 miles away) offers high street shopping, cinemas, restaurants, a theatre, ten-pin bowling, gyms, the Queen Elizabeth Hospital, and secondary schools. The town is well connected by road to Norwich and Peterborough via the A47 and Cambridge via the A10.

Stowbridge is ideal for those seeking a slower, more scenic way of life - with community warmth, easy access to nature, and strong connections to larger towns and cities.



Note from Sowerbys



Summerhayes aerial view

“Summerhayes presents a wonderful opportunity to make your mark in a home that truly makes the most of its setting...”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: 4700-0447-0422-4402-3753

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: ///cleanest.cold.tiger

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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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