



Joydene

WATLINGTON

SOWERBYS

Land & New Homes Specialists



S

INTRODUCING

Joydene

117 Downham Road, Watlington, Norfolk
PE33 0HR

Individually Designed and Renovated
in 2025 to an Exceptional Standard

Approximately 2,585 Sq. Ft. of
Immaculate Living Space

Five Bedrooms, Including
Ground-Floor Principal Suite

Bespoke Shaker Kitchen with Bosch
Appliances and Quartz Worktops

Open-Plan Living with Bi-Fold Doors
to Garden and Field Views

Stylish Drinks Bar for Entertaining

Landscaped Garden with Pergola, Patio,
Water Feature and Dining Area

In-and-Out Driveway with
EV Charging and Ample Parking

One Mile from Watlington Station with Direct
Trains to London, Cambridge and Ely

Chain-Free and Ready to Move Into

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com

Set within the heart of the well-connected village of Watlington, this individually designed, thoughtfully renovated chalet-style residence offers an exceptional blend of contemporary elegance and rural charm. Completed in 2025 to an outstanding specification, the property provides a rare turnkey opportunity in one of Norfolk's most desirable locations.

The home unfolds across two beautifully appointed floors, offering a generous open-plan kitchen, dining, and sitting room - the heart of the home - with bespoke Shaker-style cabinets, quartz worktops, and a central island with breakfast bar. Bosch integrated appliances and a stylish drinks bar with feature lighting create an ideal space for both relaxed family living and sophisticated entertaining. Two sets of bi-fold doors frame the landscaped garden and open cornfield views beyond, inviting the outdoors in.

The ground floor also boasts a luxurious principal suite with a walk-in dressing/study room and a sumptuous en-suite, a versatile guest bedroom, a study, and a well-equipped utility and boot room. Upstairs, three further double bedrooms share a contemporary bathroom and an additional shower room, with a bright landing perfect as a reading nook or home workspace.

Every detail has been thoughtfully curated - from herringbone flooring and bespoke lighting to upgraded insulation, a wired Ring system, and a water softener. The exterior impresses with an in-and-out gravel driveway, EV charging point, and a private rear garden complete with pergola, patio, water feature, and outdoor dining area.







GROUND FLOOR: • Sitting Room/Dining Room 22'6" x 11'10" (6.86m x 3.61m)
 • Kitchen 16'9" x 10'5" (5.11m x 3.18m) • Principal Bedroom 12'6" x 12'2" (3.81m x 3.71m)
 • Dressing Room 6'10" x 6'7" (2.08m x 2.01m) • Study 10'6" x 9'3" (3.20m x 2.82m)
 • Bedroom 5 11'10" x 10'9" (3.61m x 3.28m)

FIRST FLOOR: • Bedroom One 16'0" x 14'11" (4.88m x 4.55m)
 • Bedroom Two 19'3" x 7'9" (5.87m x 2.36m) • Bedroom Three 15'3" x 7'9" (4.65m x 2.36m)

Total Approximate Floor Area 2,585 Sq. Ft. (240.15 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 misstatement. 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. Copyright V360 Ltd 2025 | www.houseviz.com

Watlington

A QUIET VILLAGE WITH
PLENTY OF CHARM

A small village, Watlington is situated approximately 8 miles south of King's Lynn and close to the market town of Downham Market. The village has a mainline rail link to King's Lynn, Cambridge and London King's Cross with many local amenities including a doctors surgery, primary school, post office, village store, social club, public house and the Church of St Peter and St Paul.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.



Note from Sowerbys



“Wake up to uninterrupted field views, where the beauty of the Norfolk countryside becomes part of your everyday life.”



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 5190-2872-0722-0106-3293

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: ///fairy.apartment.slurred

AGENT'S NOTE

Some images used have been virtually staged to show how the property could look once furnished and are for representative purposes only.

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

Land & New Homes Specialists