



S



THE STORY OF

The Dormers

Congham, Norfolk

SOWERBYS



THE STORY OF

The Dormers

2 Low Road, Congham
Norfolk, PE32 1AE

Individually Built Four Bedroom Detached Home

Set within Approximately Half an Acre (STMS)

Mature Gardens with Open Field Views

Spacious Dual-Aspect Sitting Room

Handmade Shaker-Style Kitchen
with Central Island

Versatile Home Office and
Additional Reception Room

Recently Renovated Bathroom and En-Suite

Sweeping Driveway, Double
Garage and Ample Parking

Close to the Coast, Woodland
Walks and Village Amenities

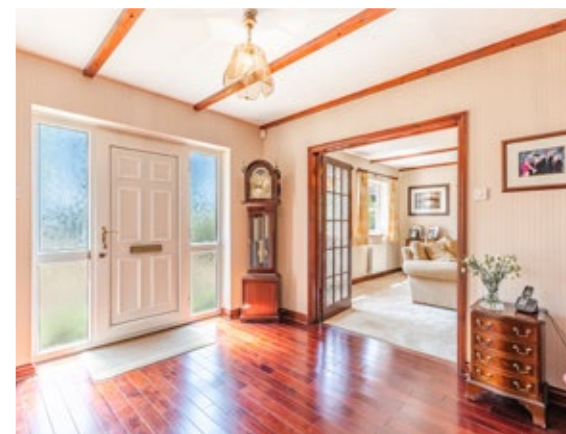
Offered with No Onward Chain

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Set back within a generous plot of approximately half an acre, The Dormers is an individually built home, designed and constructed by the current owners for family life. Surrounded by mature trees and enjoying open field views to the rear, it offers a wonderful sense of privacy while remaining within easy reach of village amenities, the North Norfolk coast and beautiful woodland walks.

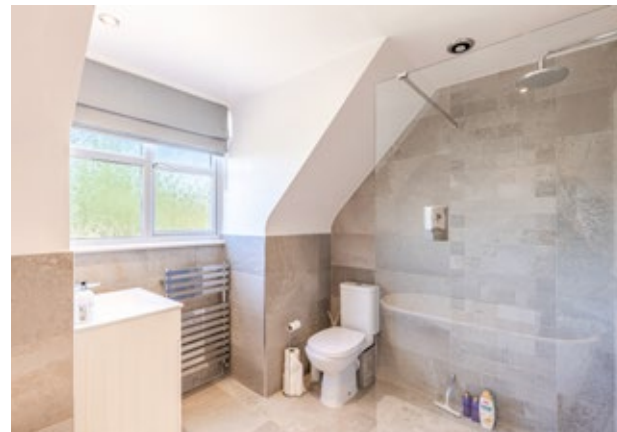
A spacious entrance hall provides a warm welcome and sets the tone for the generous accommodation beyond. The dual-aspect sitting room is filled with natural light, creating a comfortable space to relax throughout the day, while the separate dining room is ideal for family meals and entertaining.

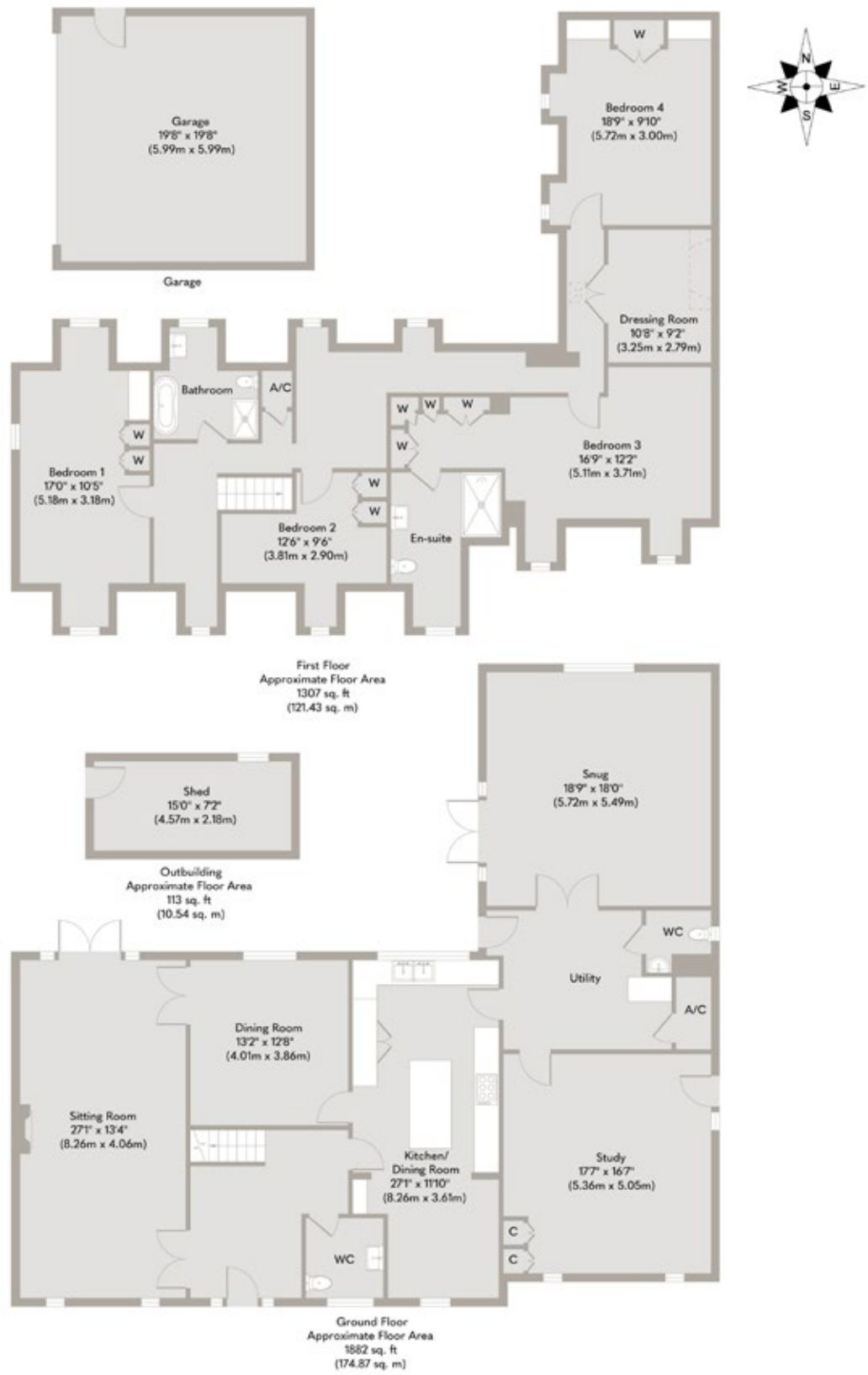
The kitchen is undoubtedly the heart of the home. Handmade in a timeless shaker style, it features stone worktops, a substantial central island and plenty of space for everyday life to unfold, whether enjoying a quiet morning coffee or gathering with friends and family.

Adapted to suit modern living, the former integral garage has been transformed into a generous home office, complemented by a large utility room and an additional reception room overlooking the garden, offering flexibility for those working from home, hobbies or multi-generational living.

Upstairs, four bedrooms provide comfortable accommodation, with both the family bathroom and en-suite having been recently renovated to a high standard, adding a contemporary finish to this established home.

Outside, the gardens are a particular highlight. Mature hedging and established trees create a peaceful backdrop, while the open fields beyond enhance the feeling of space and countryside living. To the front, a sweeping gravel driveway provides parking for numerous vehicles and leads to a detached double garage.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

Congham

QUIET RURAL CHARM AND SERENE
NATURAL BEAUTY

A small rural hamlet, Congham is on the edge of the village of Grimston. It has the fine Congham Hall Hotel and Restaurant and The Anvil Inn pub, which offers meals and a cosy retreat. Grimston has a general store, pub and an outstanding first school.

One of the most famous things about Congham is undoubtedly its annual World Championship Snail Racing. The snails race on a circular course and the first to reach a marker close to the edge is deemed the world champion. Ready, steady...slow!

King's Lynn is within easy reach and is perched on the banks of the River Ouse, It 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, with shipbuilding and fishing becoming the town's most prominent industries following the growth of London.

The town 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. There is a mainline rail link via Cambridge to London King's Cross, approx. 1 hour and 40 minutes.



Note from Sowerbys



“Open field views beyond the garden create a wonderful sense of space and connection to the surrounding countryside.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 1400-5317-0522-6605-3363

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: ///deduced.treatable.plant

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

