



INTRODUCING

# 30 Wingfields

*Downham Market, Norfolk*

# SOWERBYS



THE STORY OF

# 30 Wingfields

Downham Market, Norfolk  
PE38 9AR

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Exclusive Private Gated Development

Desirable Corner Plot Position

Private Rear Garden

Three Well-Proportioned Bedrooms

Principal Bedroom with En-Suite Shower Room

Dual-Aspect Kitchen/Dining Room  
Filled with Natural Light

Spacious Dual-Aspect Sitting Room  
with French Doors to Garden

Ground Floor Cloakroom with WC

Walking Distance to Downham Market  
Town Centre and Railway Station

No Onward Chain

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Tucked away within the exclusive Wingfields development, a private gated community just moments from the centre of Downham Market, this beautifully presented three-bedroom home enjoys an enviable corner position with an enlarged, private garden. Originally built by Charles Church, the development offers a rare blend of security, community and convenience, all within walking distance of the town centre, railway station and local amenities.

Extending to over 1,030 sq. ft. the accommodation is light-filled and thoughtfully arranged. At its heart sits a bright dual-aspect kitchen/dining room, filled with morning and afternoon light, while the spacious sitting room offers a relaxed retreat with French doors opening directly onto the garden. A welcoming entrance hall and cloakroom complete the ground floor.

Upstairs, the principal bedroom benefits from fitted storage and an en-suite shower room, with two further bedrooms served by a well-appointed family bathroom, offering flexibility for guests, family or home working.

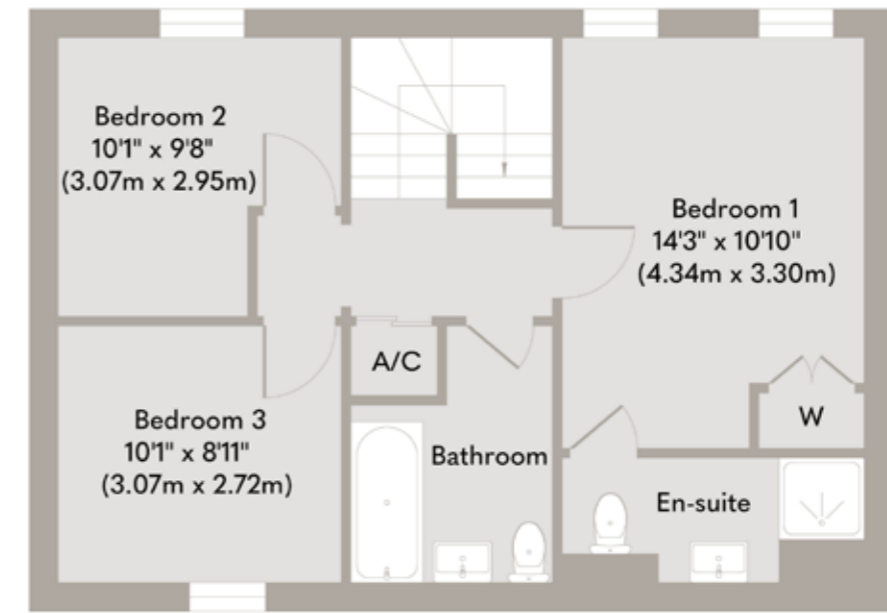
Outside, the corner plot truly sets this home apart, with a larger-than-average garden providing excellent privacy and space for outdoor living. The current owner has particularly enjoyed the peaceful setting and strong community feel within Wingfields.

Well placed for rail links to Cambridge and London, and with the Norfolk coastline within easy reach, this is a rare opportunity to enjoy modern gated living in a highly convenient and well-connected location.



Peaceful gated living with the convenience of town, rail links and coastline all within easy reach.





**First Floor**  
Approximate Floor Area  
530 sq. ft  
(49.20 sq. m)



**Ground Floor**  
Approximate Floor Area  
504 sq. ft  
(46.83 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

Dating back to Saxon times and positioned beside the River Great Ouse, Downham Market is one of Norfolk's oldest and most distinctive market towns. Often referred to as the "Gingerbread Town" thanks to the warm carrstone buildings that characterise many of its streets, the town centres around an attractive market square, complete with its striking black and white clock – a much-loved local landmark.

Life in Downham Market revolves around its strong sense of community and well-established amenities. The traditional market, held every Friday and Saturday, continues to bring the town centre to life, with stalls offering fresh local produce, plants, baked goods and everyday essentials. Independent cafés such as The Seat Coffee House, The Pantry and Downham Café provide welcoming spots for morning coffee or relaxed lunches, while restaurants including Phansa Thai, Downham Tandoori and Giardini Di Naxos contribute to a varied dining scene. Popular pubs such as The Crown, The Live & Let Live and The Whalebone remain firm favourites for an evening drink or informal meal.

Beyond the centre, the surrounding landscape offers a wealth of outdoor pursuits. Riverside walks along the Great Ouse, quiet Fenland cycling routes and nearby waterways create opportunities for boating, fishing and exploring the countryside. Just a short drive away, Welney Wetland Centre draws visitors throughout the year, particularly during the winter months when the Festival of Swans celebrates the arrival of thousands of migrating birds.

The town also benefits from a mainline railway station with direct services to Cambridge and London King's Cross, while nearby King's Lynn provides a wider range of shopping, leisure facilities and cultural attractions.



*Note from Sowerbys*



View from the Sitting Room

“French doors open from the sitting room to a private garden outlook, creating a seamless connection between indoor living and the tranquil outdoor setting.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref:- 9834-7820-7409-0289-2292

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: ///nylon.panting.reaction

## AGENT'S NOTE

Wingfields is self-managed by property owners.

A service charge is payable for maintenance of shared grounds and gates. The amount is set yearly by the owners and management team and is currently £375 per annum (paid to December 2026).

There is restriction for parking - no business vans, caravans or motor homes.

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

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