



THE STORY OF

55 Oxborough Road

Stoke Ferry, Norfolk

SOWERBYS



THE STORY OF

55 Oxborough Road

Stoke Ferry, Norfolk
PE33 9TA

Attractive Modern Semi-Detached Home

Three Bedrooms

Principal Bedroom with En-Suite Shower Room

Spacious and Comfortable Sitting Room

Sociable Kitchen and Dining Room

Ground Floor Cloakroom

Versatile Third Bedroom/Home Office

Beautifully Landscaped Rear Garden

Generous Driveway with Ample Parking

Detached Single Garage

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com

There is an immediate sense of warmth and welcome to this attractive modern home, where thoughtfully presented interiors, comfortable living spaces and a beautifully arranged garden come together to create a wonderful setting for everyday life. With its traditional brick exterior and contemporary touches throughout, this is a home that balances character with the practicalities of modern family living.

The kitchen opens into an inviting adjoining dining room, creating a sociable arrangement designed as much for spending time together as it is for cooking. Soft, natural tones complement the shaker-style cabinetry and timber worktops, while the dining area features charming fitted bench seating. French doors open directly onto the rear terrace, making it easy to take mealtimes outside during the warmer months and creating a lovely connection between the house and garden.

Across the hallway, the sitting room offers a more relaxed atmosphere, with generous proportions, attractive wood flooring and subtle decorative detailing. Whether settling down for a quiet evening or gathering with friends and family, it is a comfortable and welcoming space with plenty of room to unwind. A convenient ground-floor cloakroom completes the accommodation on this level.

Upstairs, three bedrooms provide flexibility for a variety of lifestyles. The principal bedroom is a particularly restful retreat, beautifully finished with contemporary wall panelling and the added convenience of its own en-suite shower room. A second generous double bedroom is equally well presented, while the third bedroom, currently arranged as a home office, offers an ideal space for those working remotely, with lovely views across neighbouring fields. A modern family bathroom completes the first-floor accommodation.

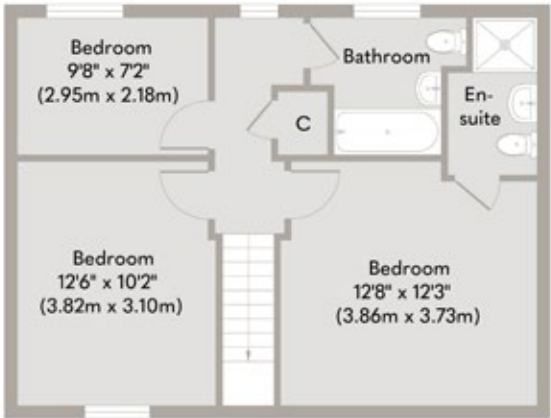
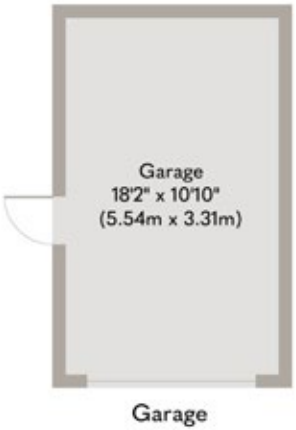


The kitchen has always been such a lovely, sociable space, while the garden is perfect for enjoying the sunshine and views.

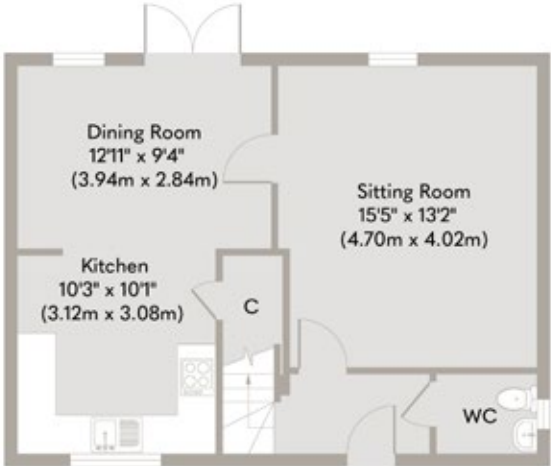




Our home is peaceful,
warm and inviting.
Moving here has given us
more space, a stronger
sense of community and a
better quality of life!



First Floor
Approximate Floor Area
522 sq. ft
(48.52 sq. m)



Ground Floor
Approximate Floor Area
522 sq. ft
(48.52 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.

Copyright V360 Ltd 2026 | www.houseviz.com

Outside, the rear garden has been thoughtfully landscaped to offer an appealing balance of relaxation, entertaining and practicality. A generous lawn is complemented by established planting, gravel borders and a timber pergola extending across the paved terrace. With several places to sit and enjoy the sunshine throughout the day, there is plenty of opportunity for summer barbecues, leisurely afternoons or simply enjoying a little time outdoors.

To the front, a sweeping gravel driveway provides ample off-road parking and leads towards a detached single garage, while neatly maintained borders and a lawned area soften the approach to the house.

“Living here has given us the best of both worlds: a peaceful, family-friendly village with good access to amenities, and a wonderful view to enjoy every day.”

Beautifully presented and thoughtfully arranged, this is a home that feels ready to be enjoyed from the moment you arrive. Equally suited to growing families, couples or those seeking a quieter pace of life, it offers the comfort of modern living alongside the simple pleasures of a welcoming home and its own private outdoor space.



Stoke Ferry

RIVERSIDE LIVING,
RURAL EASE.

Positioned along the banks of the River Wissey, Stoke Ferry is a well-served village offering an appealing balance of rural tranquillity and everyday convenience. Surrounded by open countryside, it provides a relaxed pace of life while remaining well connected to nearby towns.

Within the village, essential amenities are close at hand, including a well-stocked shop and post office, while Stoke Ferry Primary School is a valued part of the local community. The historic Stoke Ferry Bridge continues to act as a focal point, offering picturesque views across the river.

For dining, The Blue Bell Stoke Ferry is a popular choice, known for its welcoming atmosphere and traditional pub fare. A short drive away, The Crown Inn Mundford offers a more contemporary dining experience, widely regarded within the area.

Outdoor pursuits are a key part of life here, with Thetford Forest providing miles of walking and cycling routes, alongside family-friendly facilities at High Lodge Thetford Forest. The surrounding countryside and riverside walks offer further opportunity to explore.

The nearby market town of Downham Market provides a wider range of amenities, including supermarkets, independent shops and a mainline rail service to Cambridge and London, while Norwich offers extensive shopping, dining and cultural attractions.

Combining countryside charm with practical convenience, Stoke Ferry remains an increasingly popular choice for both permanent living and weekend retreat.



Note from the Vendor



“We love the village and the lovely dog walks on our doorstep, particularly along the river. Downham Market has everything we need day to day, and being so close to North Norfolk is a real bonus.”



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Air source heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref:- 8893-7330-5089-6451-9906

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: ///chat.adjust.tradition

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

