



THE STORY OF

# 1 East View

*Nordelph, Norfolk*

SOWERBYS



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# 1 East View

Nordelph, Downham Market, Norfolk  
PE38 0BJ

Deceptively Spacious Three / Four  
Bedroom Chalet-Style Bungalow

Generous Plot of Approximately 0.25  
Acres (STMS) With Open Field Views

Offered With No Onward Chain

Large Garage / Workshop and  
Extensive Private Driveway

Flexible And Well-Balanced Layout  
Suited to a Variety of Lifestyles

Ground Floor Principal Bedroom with  
Dressing Room and En-Suite

Two First Floor Double Bedrooms  
Each with En-Suite Cloakroom

Established Wraparound Gardens  
Offering Privacy and Tranquillity

Scope For Extension or Further  
Enhancement (Subject To Consents)

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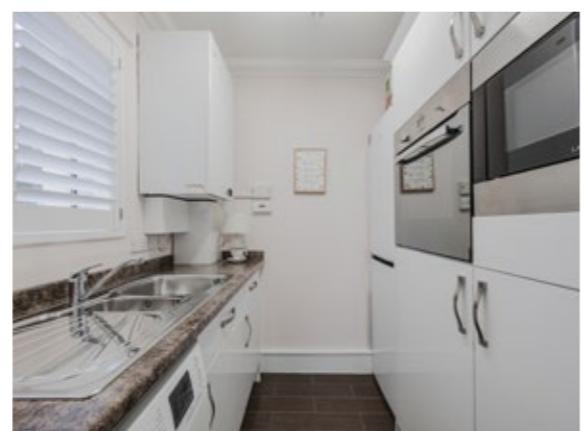
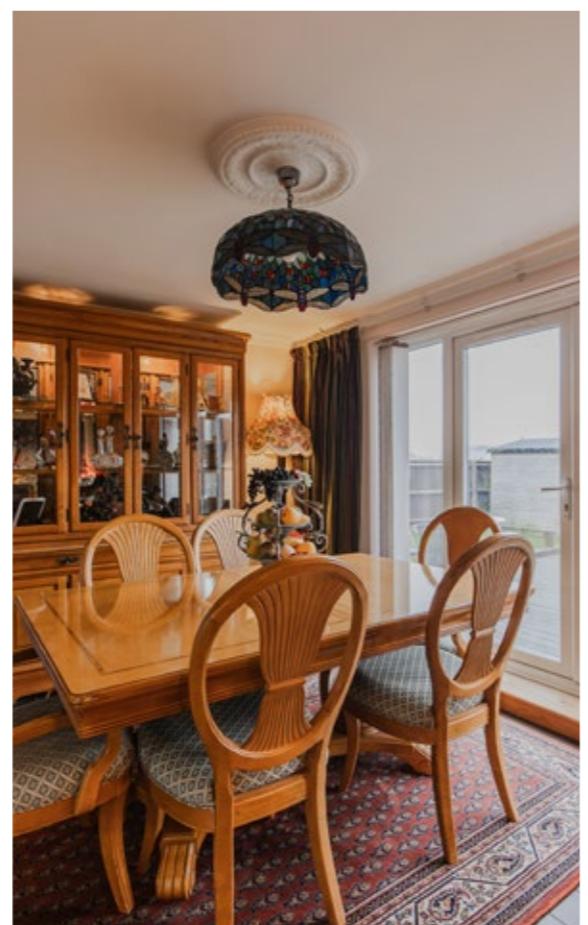
Set on the edge of the village of Nordelph and enjoying open field views to the rear, this deceptively spacious chalet-style bungalow occupies a generous plot of approximately a quarter of an acre (STMS) and is offered with no onward chain.

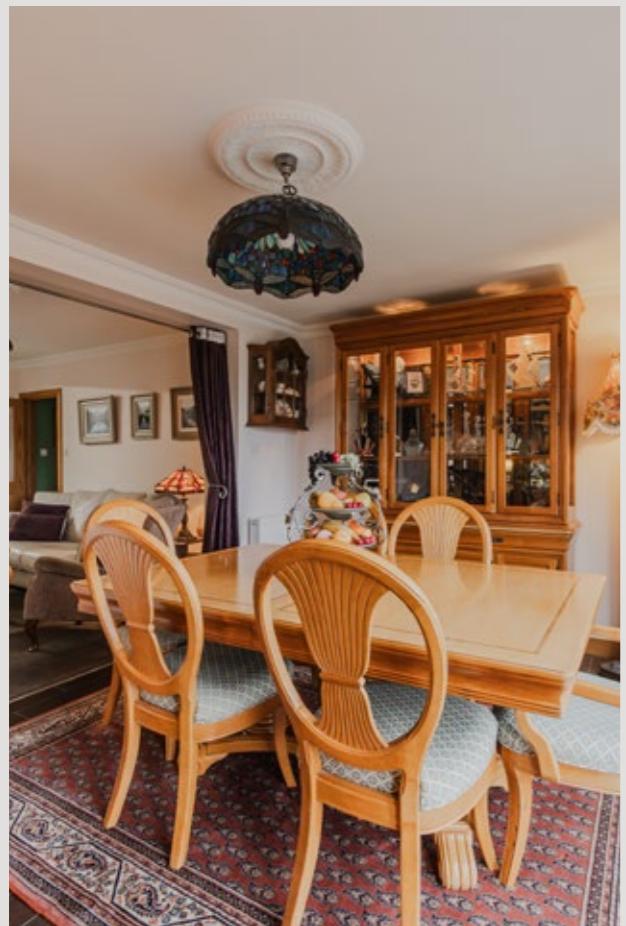
The approach immediately highlights the scale and practicality of the property, with an expansive driveway providing ample parking alongside a large garage/workshop, well suited to storage, hobbies or further adaptation. Inside, the accommodation has been arranged to offer a high degree of flexibility, making it ideal for a variety of lifestyles including multi-generational living.

The ground floor is centred around a comfortable sitting room and a bright dining area with French doors opening directly onto the garden, creating an easy connection between inside and out. The kitchen is well proportioned and supported by a separate utility space, ensuring day-to-day practicality. A ground floor principal bedroom suite, complete with dressing room and en-suite, provides a private and adaptable retreat, while a study or occasional fourth bedroom and a family bathroom further enhance the versatility of the layout.

Upstairs, two generous double bedrooms each benefit from their own en-suite cloakroom and extensive eaves storage, offering well-balanced and private accommodation for family or guests.

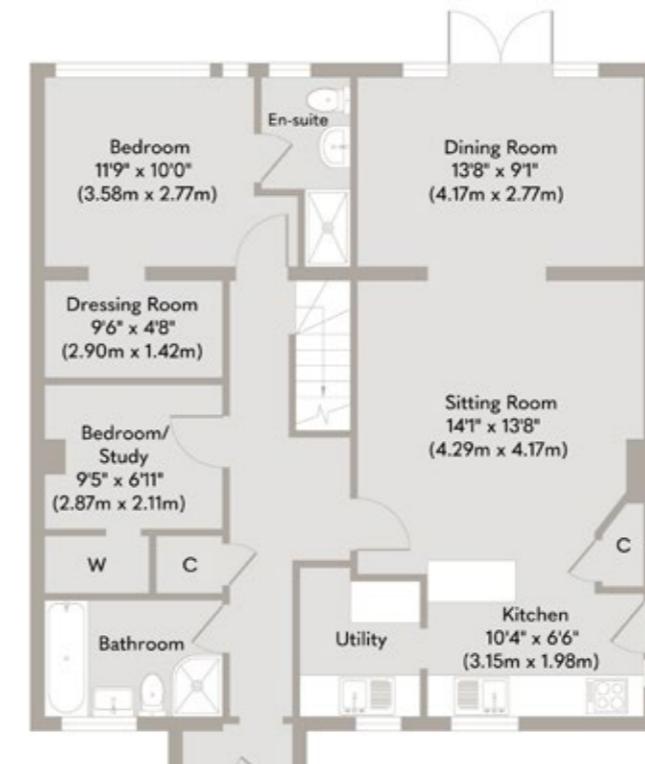
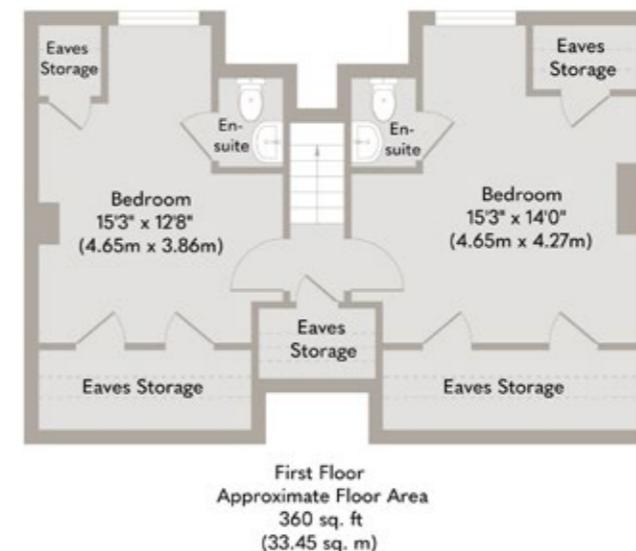
Outside, the wraparound garden is a particular feature, enjoying a peaceful and established setting with open countryside beyond. The size of the plot also presents clear potential for extension or further enhancement, subject to the necessary consents.





Over the past 19 years  
we've carefully renovated  
and improved the  
house, creating a home  
that feels cosy yet  
thoughtfully designed.





Outbuilding  
Approximate Floor Area  
470 sq. ft  
(43.63 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

One of Norfolk's oldest market towns, Downham Market can be traced back to Saxon times.

The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.

In November the Festival of Swans is held where visitors can observe the over-wintering swans.

King's Lynn (11 miles away) 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.



## Note from the Vendor



"Above all else, this has been our ideal home - a place defined by comfort, community and a deep sense of wellbeing."



## SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Oil fired central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

E. Ref:-1636-0429-5500-0333-8226

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: //adverbs.subway.clutter

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# SOWERBYS

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