



THE STORY OF

# 16 Wingfields

*Downham Market, Norfolk*

**SOWERBYS**



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# 16 Wingfields

Downham Market, Norfolk  
PE38 9AR

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No Onward Chain

Exclusive Gated Wingfields Development

Spacious Four-bedroom Home

Principal Bedroom with En-suite

Spacious 26ft. Sitting Room/Dining Room

Separate Study/Home Office

Recently Fitted Kitchen/Breakfast Room  
with Rangemaster Pro Cooker

Low-Maintenance Rear Garden  
Ideal for Entertaining

Carport Space, Allocated Parking  
and Visitor Parking

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Tucked away within the highly regarded Wingfields development, originally constructed by the renowned Charles Church Developments, 16 Wingfields is a beautifully presented four-bedroom home offering warmth, privacy and a genuine sense of community, all within a peaceful gated setting close to the heart of Downham Market.

Set within the central courtyard, the property enjoys what the current owners describe as one of the most open and attractive positions within Wingfields, looking out across the largest part of the shared courtyard. Safe, quiet and wonderfully well kept, the development has a rare neighbourly feel, where residents take real pride in their homes and look out for one another.

The home itself has been thoughtfully improved during the current owners' almost seven years here. New hard flooring has been laid throughout the ground floor, premium wool carpets have been fitted upstairs, the kitchen has been replaced, and the house has been redecorated throughout, creating a bright, comfortable and welcoming home ready for its next chapter.

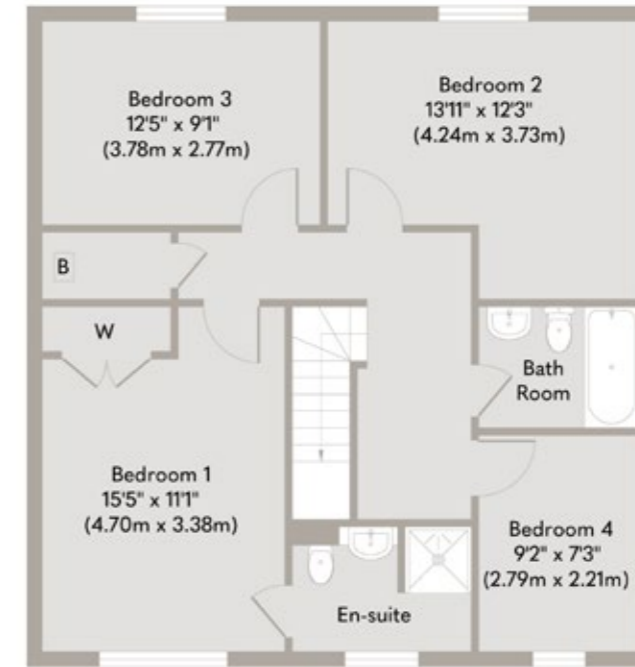
From the entrance hall, the layout flows naturally into a generous kitchen/breakfast room, fitted with a Rangemaster Pro electric induction cooker and offering a warm outlook over the courtyard — a particularly special view, the owners say, on a snowy winter's day. A separate study provides valuable flexibility for home working, hobbies or quiet reading, while a ground floor cloakroom adds everyday convenience.

To the rear, the spacious lounge/dining room extends to over 26ft and forms the heart of the home. In summer, with the doors open onto the garden, it becomes a relaxed and sociable space for family life, entertaining and long evenings outside. The garden itself is low maintenance yet inviting, offering a lovely setting for summer barbecues, outdoor dining or simply sitting with a book at the end of the day.

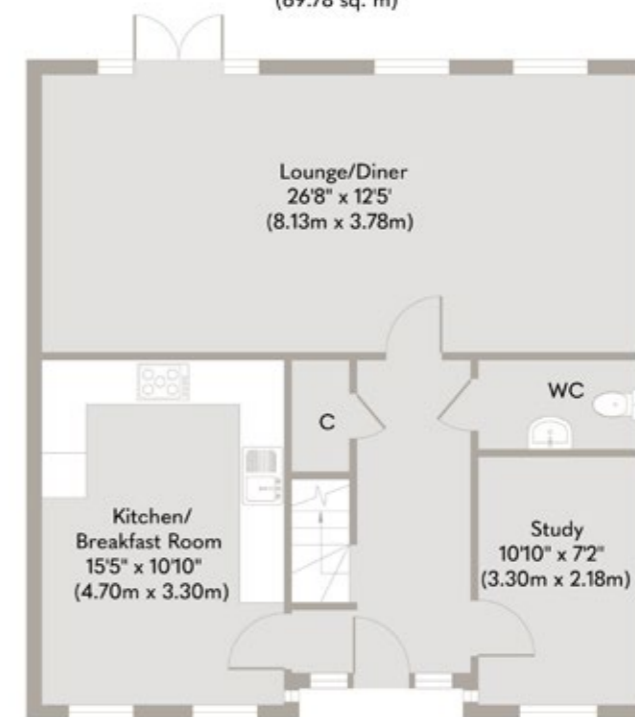


Wingfields is a place where people take real pride in their homes, helping to protect both the setting and long-term value.





First Floor  
Approximate Floor Area  
751 sq. ft  
(69.78 sq. m)



Ground Floor  
Approximate Floor Area  
739 sq. ft  
(68.63 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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Outside, the property benefits from an allocated space within the shared carport adjacent to the home, an additional allocated parking space and further visitor parking within the development.

Wingfields is ideally placed for everyday life. The town centre, schools, cafés, bakery, shops and train station are all within easy reach, while nearby walks around Denver, open space at Denver playing field and wider outdoor destinations such as Shouldham Warren, High Lodge, Sandringham and the North Norfolk coast provide plenty of opportunity to enjoy the surrounding countryside. For commuters, Downham Market station offers excellent rail links towards Cambridge and London.

Having lived here since 2019, the owners have particularly valued the calm, secure environment, the easy access to town and countryside, and the strong sense of community behind the gates — from friendly neighbours to annual Christmas drinks in the courtyard.

“A wonderfully quiet and safe environment, with a real sense of community and neighbours who truly look out for one another.”

Safe, warm and low maintenance, 16 Wingfields is a home that combines practical modern living with character, comfort and a truly welcoming setting.



# 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 the Vendor



Rear Garden

"The low-maintenance garden has been perfect for us, especially for relaxed summer BBQs and time outdoors."



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

C. Ref:- 2308-3045-8209-1555-8200

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: ///twig.fruits.romantics

### 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. 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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