



INTRODUCING

10a Whin Common Road

*Denver, Norfolk*

SOWERBYS



THE STORY OF

# 10a Whin Common Road

Denver, Norfolk  
PE38 0DX

No Onward Chain

Generous Three/Four  
Bedroom Home

Approximately 1,935 Sq.  
Ft. of Accommodation

Excellent Canvas for  
Improvement and  
Modernisation

Two Spacious  
Reception Rooms

Ground-Floor Shower Room

Conservatory

Utility Room

Gravelled Driveway and  
Cart Shed Parking Area

Popular Village Location  
Close to Downham Market

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Set within the desirable village of Denver, just outside the market town of Downham Market, this generously proportioned three bedroom home offers an exciting opportunity to create a truly special property. Offered with No Onward Chain, the home provides flexible accommodation and excellent potential for buyers looking to modernise and tailor a property to their own taste.

Extending to approximately 1,935 sq. ft., the accommodation is arranged over two floors and offers an impressive sense of space throughout. The ground floor includes a spacious sitting/dining room, a separate sitting room which could also serve as an additional bedroom, kitchen, utility room, shower room and conservatory overlooking the garden. The layout provides excellent versatility for everyday living, with clear scope to enhance and reconfigure the space, subject to any necessary consents.

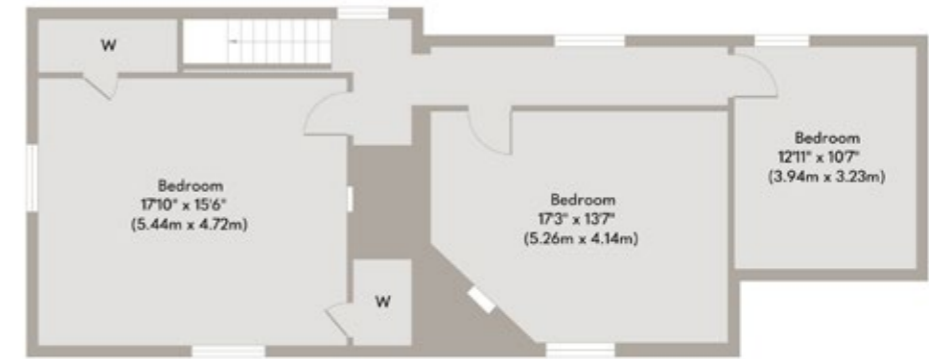
Upstairs are three well-proportioned bedrooms, including two particularly spacious rooms with useful built-in storage. The flexible layout is well suited to family living, guests, or those working from home.

Outside, a gravelled driveway extends to the side and rear, leading to a cartshed, additional parking area and garden. A small courtyard garden to the front adds further character and kerb appeal.

The property's greatest appeal lies in its potential, a spacious home with a practical footprint and the opportunity to create a stylish village residence in a desirable Norfolk setting.

Denver is a popular village close to Downham Market, offering riverside walks, surrounding countryside and rail links to Cambridge, King's Lynn and London. Combining village surroundings with convenient access to town amenities, this home offers both immediate practicality and long-term promise.





First Floor  
Approximate Floor Area  
869 sq. ft  
(80.69 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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# Denver

## A CHARMING NORFOLK VILLAGE WITH GREAT LINKS

Denver is a charming Norfolk village situated approximately one mile south of Downham Market, on the banks of the River Great Ouse and around 14 miles south of King's Lynn. Located on the edge of the Fens, the village slopes gently towards the historic Denver Sluice, a popular local attraction.

Village amenities include St Mary's Church, a village store and post office, The Bell Inn public house, village hall, sports field and pavilion, and the well-regarded Denver VC Primary School. Denver is also home to the historic Denver Windmill, now a popular café and visitor destination. Close to the river and Denver Sluice is the Jenyns Arms, a well-known riverside pub and restaurant.

Downham Market, one of Norfolk's oldest market towns with origins dating back to Saxon times, offers a wide range of shops, supermarkets, cafés, schools and leisure facilities, together with traditional markets held on Fridays and Saturdays. The town is well known for its distinctive black and white clock.

Downham Market railway station provides direct services to King's Lynn, Ely, Cambridge and London King's Cross, with journey times to London from around 1 hour 30 minutes.

The surrounding countryside and waterways provide excellent opportunities for walking, cycling, boating, fishing and birdwatching. Nearby Welney is home to the renowned Wildfowl & Wetlands Trust nature reserve, popular with visitors throughout the year.

King's Lynn offers an extensive range of amenities and services including the Queen Elizabeth Hospital, schools, the College of West Anglia, supermarkets and a wide variety of shops and restaurants.



### Note from Sowerbys



“Offering both immediate practicality and long-term promise.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 0380-2762-7660-2726-5335.

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: ///roaring.proves.shunts

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# SOWERBYS

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