



Ferry Bank

Southery, Downham Market, PE38 0PN

This detached house benefits from a generous mature garden extending to in excess of a third of an acre. The current owners rent an additional garden area from the Environment Agency (currently £265 per annum) which gives access to the river bank with potential for fishing and mooring rights, subject to consent along with neighboring properties. Any interested prospective buyers should make enquiries prior to purchase. Located on the A10 between the villages of Southery and Brandon Creek and between the towns of Downham market and Ely both having mainline train stations with connections to Cambridge and London. The home benefits from oil fired central heating, UPVC double glazing and the owners are currently having a new septic tank installed to meet the latest regulations. Inside is spacious accommodation including a living room and kitchen/breakfast room both with wood burning stoves. There is a dining room, utility room, conservatory and shower room on the ground floor. On the first floor there are 3 bedrooms and a family bathroom. Outside there is a gated driveway with a turning area providing parking for numerous vehicles and access to the detached garage.



UPVC Double Glazed Door To:

Entrance Hall

13' 4" x 5' 5" (4.06m x 1.65m) Max. Staircase to first floor: Telephone point. Doors to living room, kitchen/breakfast room and opening to dining room.

Living Room

13' 3" x 12' 11" (4.04m x 3.94m) UPVC double glazed bay window to front. UPVC double glazed window to side. Wood burning stove to feature fireplace. Two radiators. Television point.

Dining Room

13' 2" x 10' 8" (4.01m x 3.25m) UPVC double glazed bay window to front. Radiator:

Conservatory

16' 5" x 9' 7" (5.00m x 2.92m) UPVC double glazed construction. Double doors to garden.

Kitchen/Breakfast Room

13' 6" x 13' 3" (4.11m x 4.04m) Fitted with a range of wall and base units with stainless steel sink and drainer with mixer taps. Space for electric oven and fridge. Cast iron wood burning stove within feature fireplace. Tiled floor: Sash window to side. Radiator: Half glazed door to conservatory. Door to rear lobby.

Rear Lobby

2' 9" x 5' 0" (0.84m x 1.52m) Tiled floor: Opening to utility room. Door to shower room.

Utility Room

8' 5" x 7' 5" (2.57m x 2.26m) Two UPVC double glazed windows. Fitted with wall and base units. Space for washing machine and tumble dryer: Oil fired boiler: Space for fridge freezer: Tiled floor: Radiator:

Shower Room

5' 3" x 5' 1" (1.60m x 1.55m) UPVC double glazed window. Tiled shower cubicle. Wash hand basin. W.C. Radiator: Fan heater:

First Floor Landing

UPVC double glazed window panel. Radiator:

Bedroom 1

13' 1" x 12' 9" (3.99m x 3.89m) UPVC double glazed window to front and side. Radiator:

Bedroom 2

13' 3" x 13' 1" (4.04m x 3.99m) Max. UPVC double glazed window to front and side. Radiator:

Bedroom 3

6' 2" x 13' 1" (1.88m x 3.99m) UPVC double glazed window to side and rear: Built in double cupboard. Radiator:

Bathroom

7' 1" x 10' 1" (2.16m x 3.07m) Corner bath with mixer shower: W.C. Wash hand basin.. Heated towel rail. Loft access.

Agents Note:

In 1996 the property was underpinned through an insurance claim. No further signs of subsidence have occurred since. There is a new septic tank being installed on the property to meet the latest regulations. The photographs of the river bank have been taken using the current access via the additional garden area.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

