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**Victory House**  
Ferry Bank  
Southery

£450,000

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**King & Partners**  
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# Victory House

Southery, Downham Market, PE38 0PL

This former "Victory" Public House is located in the popular well served village of Southery situated between the towns of Downham Market and Ely. The property offers extensive accommodation including three reception rooms, a kitchen/breakfast room, utility room and cloakroom on the ground floor. On the first floor there is a master bedroom with en-suite, four further generous bedrooms and a family bathroom. Outside is a gated driveway with parking for numerous vehicles and access to a double garage with tool store and utility room. There is a generous garden and at the end of this, various outbuildings/workshops ideal for storage, hobbies or work subject to any required consent.



UPVC Double Glazed Door to:

Entrance Hall

Door to storage cupboard. Doors to dining room and sitting room.

Sitting Room

14' 5" x 20' 6" (4.39m x 6.25m) UPVC double glazed window to front. Brick fireplace with wood burning stove. Two radiators. UPVC double glazed French door to side. Television point. Beams and exposed brick wall. Six wall lights. Arched door to inner hall.

Inner Hall

13' 4" x 6' 7" (4.06m x 2.01m) Max. Stairs to first floor. Radiator. Half glazed door to utility room and kitchen/breakfast room. Door to dining room arched opening to lobby.

Lobby

4' 0" x 2' 7" (1.22m x 0.79m) Door to garden room. Half glazed door to rear porch. Door to cloakroom.

Dining Room

14' 7" x 12' 10" (4.45m x 3.91m) UVC double glazed window to front. Inglenook fireplace with cast iron wood burner. Radiator. Ceiling beams. Room thermostat. Television point.

Garden Room

15' 6" x 8' 0" (4.72m x 2.44m) UPVC double glazed French doors to courtyard. UPVC double glazed window to side. Television point. Tiled floor.

Cloakroom

5' 3" x 5' 10" (1.60m x 1.78m) WC. Wash hand basin. Spot lights. Window. Timber panelling to dado height.

Kitchen/Breakfast Room

14' 6" x 15' 11" (4.42m x 4.85m) Max. Two UPVC window panels. Range of wall and base units with worktop one and a half bowl sink and drainer with mixer tap. Built in double oven. Halogen hob with extractor hood. Space for fridge. Two radiators. Tiled floor. Television point. Half glazed door and window to rear porch.

Rear Hall

3' 2" x 12' 7" (0.97m x 3.84m) UPVC double glazed French doors to courtyard. Tiled floor.

Utility Room

5' 5" x 6' 7" (1.65m x 2.01m) Worksurface with cupboard under. Space for washing machine. Oil fired boiler. Coat hooks. UPVC double glazed window panel.

First Floor Landing

UPVC double glazed window to front. Two radiators. Sliding doors to airing cupboard. Door to storage cupboard. Loft access.

Bedroom 1

11' 2" x 20' 6" (3.40m x 6.25m) UPVC double glazed window to front and side. Two radiators.

En-suite

3' 1" x 7' 9" (0.94m x 2.36m) UPVC double glazed window to side. Tiled shower cubicle. WC. Wash hand basin. Fully tiled walls and floor. Extractor fan.

Bedroom 2

12' 3" x 12' 9" (3.73m x 3.89m) UPVC double glazed window to front. Fitted wardrobes and cupboards over bed space. Radiator. Television point.

Bedroom 3

11' 3" x 16' 3" (3.43m x 4.95m) Max. Two UPVC double glazed windows to side. Radiator. Television point.

Bedroom 4

15' 7" x 7' 3" (4.75m x 2.21m) UPVC double glazed window to side. Radiator.

Bedroom 5

9' 10" x 7' 11" (3.00m x 2.41m) UPVC double glazed window to rear. Built in double wardrobe. Radiator.

Bathroom

6' 9" x 10' 10" (2.06m x 3.30m) UPVC double glazed window to side. Panelled bath. WC. Wash hand basin. Spot lights. Wall lights. Fully tiled walls and floor. Radiator.

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.

