



34 Ferry Bank
Southery | Downham Market | PE38 0PN

FINE & COUNTRY

6 BEDROOM BUNGALOW WITH STUNNING RIVERSIDE VIEWS



Adaptable and family friendly, this outstanding six-bedroom home ticks all the right boxes. Combining flexible living space and comfortable modern living to perfection, the property also benefits from a large mature plot and potential river mooring situated behind the property.



KEY FEATURES

- Detached Six-Bedroom property occupying generous plot
- Spacious, modern Kitchen Breakfast Room and separate Utility
- Flexible and adaptable single-story accommodation
- Three En-Suites, a family Bathroom and a further Wet Room
- Exceptionally light and well-proportioned rooms
- Generous low maintenance Garden laid to lawn
- Outbuildings and storage Sheds
- Opportunity for private River mooring
- Large Driveway providing ample Off-Road Parking
- Total Accommodation extends to 1658sq.ft

Gorgeous River and Countryside Views

Located on the river bank, and with unbeatable countryside views, it's easy to see why Ferry Bank is a property that has everyone talking. It's large, spacious and light, with stunning views from every room. Whether you are gazing out at the beautiful river or casting your eyes across the endless fields of green, not many homes give you such varied and impressive views of nature. The property itself is large, spacious and welcoming. From the moment you enter, you will see how much this six-bedroom bungalow offers.

With six bedrooms, many of which are large doubles, Ferry Bank has no shortage of space for a large family or anyone who enjoys hosting guests. It also boasts five bathrooms, all of which are a good size and modern. Being detached and surrounded by countryside, it's a peaceful and quiet place to live, without feeling too remote. It's away from the hustle and bustle of the local area but still very much a part of the surrounding community. As you move from room to room, you will be treated to yet another wonderful view of the gorgeous surroundings.

Fantastic Family Home

The current owners have really made Ferry Bank a property that feels like a family home. There are lovely personal touches throughout, and their interior design preferences are clear. Each room has a clear and defined style, yet one seamlessly flows from one to another. The kitchen is another highlight of the bungalow, with its modern and functional design and handy adjoining dining area. A lot of natural light flows into the room, making it a bright and enjoyable place to gather as a family.





KEY FEATURES

The living room is the centre of Ferry Bank, providing the perfect place to relax and unwind. It strikes the balance between cosy and comfortable and also functional. It boasts double doors leading outside, which helps bring the outside in. It's a room you will want to kick back and relax in, whether reading a book alone or catching up with friends.

Large and Versatile Plot

As you head outside, you can enjoy a large garden with a lot of usable space. There are grassed and gravelled areas, making it a versatile and practical garden. It's a quiet and private part of the property, with enough room to host garden parties, grow plants and add additional storage if needed. There is a lot of flexibility for you to transform the garden into your perfect space, regardless of if you have children running around or green fingers to exercise.

Currently, the garden is relatively simple and extremely easy to maintain while still boasting an array of green hues. Whether you choose to add a vegetable garden or play equipment for your children, this garden is sure to work for you. Plus, there's enough space for an outdoor dining area, should you want to embrace a more alfresco way of life. Not only is the immediate vicinity surrounding Ferry Bank impressive, but the same can be said as you head further afield. Despite being surrounded by stretches of countryside, Ferry Bank is also close enough to local amenities and day-to-day essentials.















INFORMATION



On The Doorstep

Southery is a small village located 6 miles south of Downham Market and 11 miles north of Ely, on the edge of the Cambridge border in Norfolk on the A10 and is predominantly an arable farming community. Surrounded by the fens, the landscape is flat with few trees with most of the fields below the waterline of the major tributaries in the area of the Wissey and Little Ouse. The village name means 'southern island'.

How Far Is It To?

The property is situated approximately 7 miles from the town of King's Lynn on the main A10 road to Cambridge (approx. 33 miles). Newmarket is around 32 miles and Norwich 42 miles. Downham has a main line railway station to Ely, Cambridge and London Kings Cross. For leisure enthusiasts there are tennis and cricketing facilities close by, coupled with the ever-popular award winning beaches of North West Norfolk.

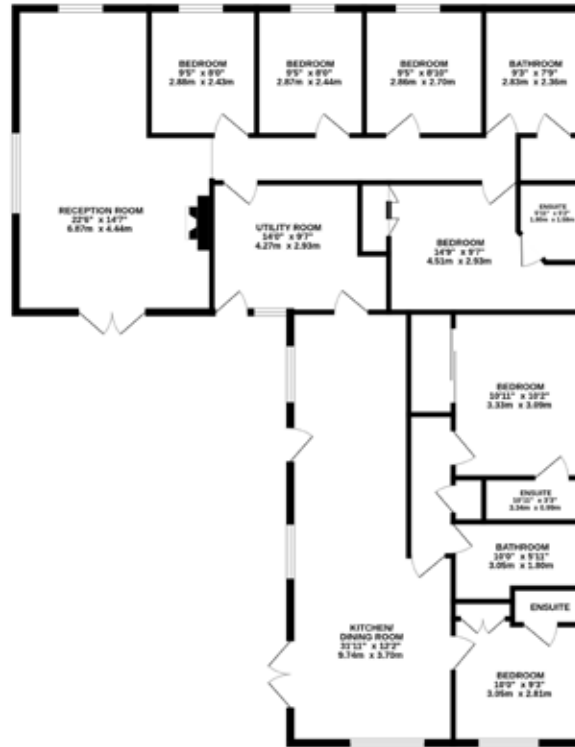
Services, District Council

OFCH, Mains Water and Septic Tank
North Norfolk District Council
Council Tax Band C

Tenure

Freehold

GROUND FLOOR
1658 sq.ft. (154.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1658 sq.ft. (154.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors 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. The services, systems and appliances shown have not been tested and no guarantee can be given for their operability or efficiency can be given.
Made with Metamax 3.0/2.0



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Kings Lynn



Fine & Country Kings Lynn
KLIC, Innovation Drive, Kings Lynn PE30 5BY
01553 769100 | kingslynn@fineandcountry.com

