



**Ferry Bank, Southery, Downham Market, PE38 0PN**



**welcome to**

**Ferry Bank, Southery, Downham Market**

A rare opportunity to purchase a 6 bedroom detached bungalow in the village of Southery, offering a generous plot, annexe potential, and private river mooring. The property briefly comprises: large lounge, open plan kitchen/diner, utility room, 6 bedrooms, 3 en suites, wet room & bathroom.



## Accommodation:

### Lounge / Diner

14' 6" max x 22' 6" max ( 4.42m max x 6.86m max )  
Double-glazed windows to the front & side.  
Telephone & television point. Fireplace with electric fire. Radiator. Double-glazed French doors leading to the garden.

### Open Plan Kitchen / Diner

32' max x 12' 1" max ( 9.75m max x 3.68m max )  
This fitted kitchen includes both wall and base units with mistral work surfaces over, an inset stainless steel sink and drainer unit, two mid-level electric ovens and an induction hob with stainless steel cooker hood over. There is also an integrated fridge/freezer & integrated dishwasher. Vertical radiator. Two double-glazed windows to the side & one to the rear. Double-glazed French doors to the side leading to the garden.

### Utility Room

14' max x 9' 6" ( 4.27m max x 2.90m )  
Fitted with worksurfaces & a sink & drainer unit.  
Space & plumbing for a washing machine. Radiator.  
Double-glazed door to the rear.

### Bedroom One

9' 6" plus recess x 9' ( 2.90m plus recess x 2.74m )  
Double-glazed window to the side. Built-in wardrobes. Radiator.

### En Suite

Fitted with WC, wash hand basin & shower cubicle.  
Partly tiled. Radiator. Double-glazed window to the side.

### Bedroom Two

10' 11" x 10' 2" ( 3.33m x 3.10m )  
Double-glazed window to the side. Radiator.  
Television point. Fitted wardrobes.

### En Suite

Fitted with WC, wash hand basin & shower cubicle.  
Double-glazed window to the side.

### Bedroom Three

10' 1" x 8' 9" ( 3.07m x 2.67m )  
Double-glazed window to the rear. Radiator. Built-in wardrobes.

### En Suite

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the side.

### Bedroom Four

9' 4" x 8' ( 2.84m x 2.44m )  
Double-glazed window to the front. Radiator.

### Bedroom Five

9' 4" x 8' 11" ( 2.84m x 2.72m )  
Double-glazed window to the front. Radiator.

### Bedroom Six / Study

9' 4" x 7' 11" ( 2.84m x 2.41m )  
Double-glazed window to the front. Radiator.

### Bathroom

Fitted with WC, wash hand basin, bidet, and corner Jacuzzi bath. Radiator. Airing cupboard housing hot water tank. Double-glazed window to the side.

### Wet Room

Fitted with WC, wash hand basin & shower. Fully tiled. Radiator. Double-glazed window to the side.

### Outside

To the front of the property, there is a shingle driveway providing ample off-road parking. The generously sized garden is mainly laid to lawn, alongside a brick built outbuilding & two timber sheds, and leads to the private mooring at the rear of the property.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)





## Floor Plan

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Ferry Bank, Southery, Downham Market

- 6 bedroom detached bungalow
- Generous plot with private river mooring
- 3 en suites, wet room & bathroom
- Utility room
- Contemporary open plan kitchen/diner

Tenure: Freehold EPC Rating: E

offers over

**£400,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
DHM111208 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01366 387638**



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



**williamhbrown.co.uk**