

# LONG SUTTON

The village of Upwell stands on the river Nene in the district of Kings Lynn & West Norfolk . Amenities include a church, a CoOp, primary school and public house. Upwell is located approximately 6 miles from Wisbech, having a variety of shops, amenities and schools. Approximately 9 miles away is Downham Market with a mainline railway station to Ely, Cambridge and London Kings Cross.

Outside, to the side of the property, double electrically operated gates provide vehicular access to an extensive gravelled parking area, set upon perfect base on which to create a real gardener's paradise.

Upstairs are two double-bedrooms, with built-in wardrobes to the second bedroom.

The stylish bathroom with 3-piece suite completes the offering downstairs.

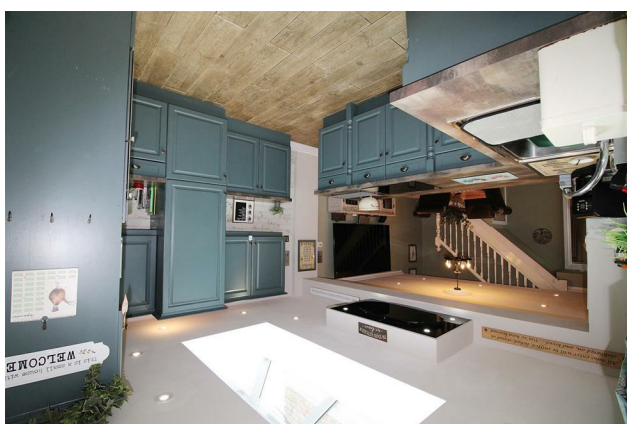
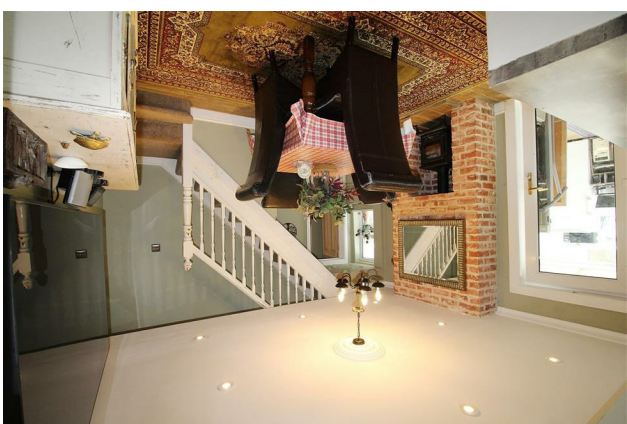
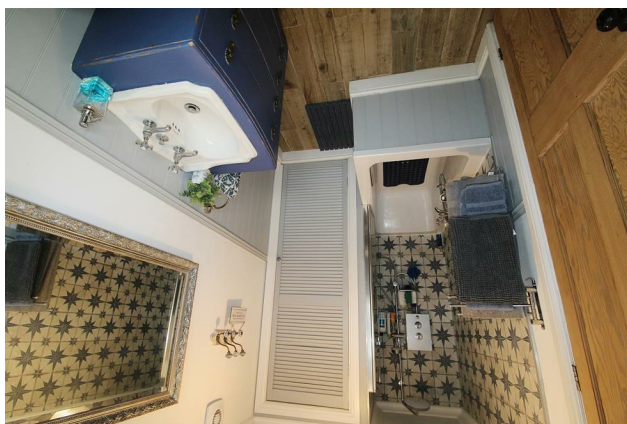
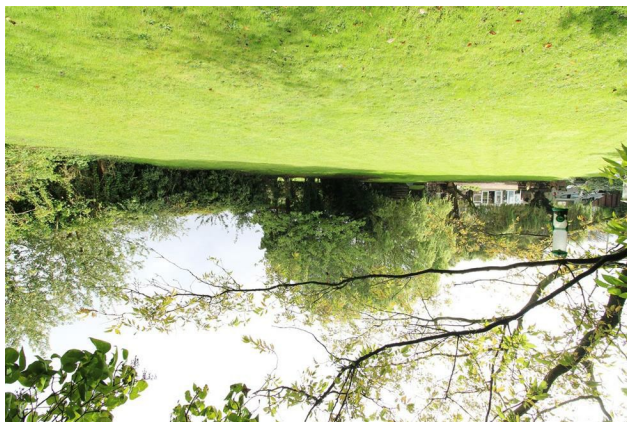
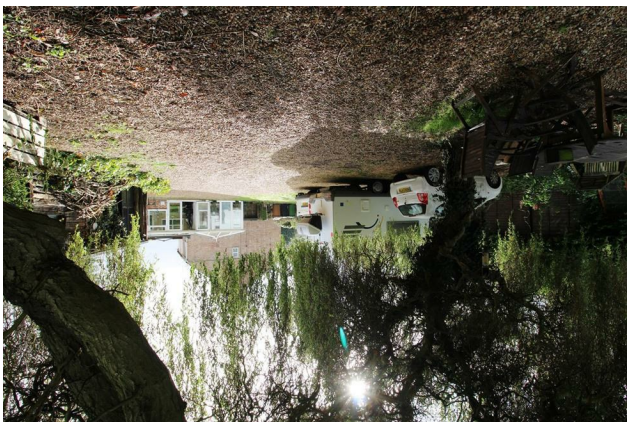
Updated tastefully, the ground floor offers a cosy living room with a log-burner, a generously sized open-plan fitted kitchen/diner with integrated appliances and a second log-burner adding a real heart to the home, as well as a garden room/utility room and adjoining conservatory.

On a 1/3 acre plot, step inside this delightful 2-bedroom semi-detached cottage situated in a popular village. The cottage perfectly blends charm with modern convenience.

## 30 Townsend Road, Upwell, Wisbech, Norfolk, PE14 9HJ



**Offers in the region of £245,000 Freehold**



**Living Room**

12'2" (max) x 9'10" (max) (3.71 (max) x 3.00 (max))

Coved ceiling. Ceiling light. Carbon monoxide alarm. uPVC double-glazed window to front. uPVC double-glazed privacy door to front. Log burner set on a tiled hearth and inset into a brick chimney breast with a wooden mantle. 5 x double power-points. Carpet flooring.

**Kitchen/Diner**

24'0" x 11'6" (7.34 x 3.53)

Inset ceiling lights and dining table light. uPVC double-glazed sky light. Inset island extractor. uPVC double-glazed window to side (garden/utility room). uPVC double-glazed privacy door to side (garden/utility room). uPVC double-glazed door to side (conservatory). Fitted range of wall and base units comprising cupboards and drawers with a worktop over and a tiled splashback. Inset stainless steel sink and drainer with a stainless steel mixer tap. 'Neff' eye-level oven and grill. Ceramic hob. Integrated dishwasher. Integrated fridge-freezer. Log-burner set in a brick chimney breast Under-stair storage cupboard. Traditional column radiator. 7 x double power-points. 1 x single power-point. Karndean flooring.

**Bathroom**

11'6" x 5'4" (3.51 x 1.63)

Coved ceiling. Ceiling light. Extractor fan. uPVC double-glazed privacy window to side (garden room) and uPVC double-glazed window to rear. Three-piece suite comprising a low-level WC, a vanity basin unit and a bath with a tiled splashback and an electric dual-headed shower over. Storage cupboard housing the oil-fired combi boiler. Traditional column heated towel radiator. Tiled flooring.

**Conservatory**

9'10" x 9'10" (3.02 x 3.00)

uPVC double-glazed construction with polycarbonate roof. 2 x double power-points. Karndean flooring.

**Garden Room/Utility**

15'1" x 9'6" (4.60 x 2.90)

Part brick, part uPVC double-glazed conservatory with a poly-carbonate roof. uPVC double-glazed French doors to side. Fitted base units with worktop over providing space (with plumbing) for a washing machine and space for a tumble dryer. Radiator. 3 x double power-points. Karndean flooring.

**Landing**

Coved ceiling. Loft hatch. uPVC double-glazed window to side. 1 x single power-point.

**Bedroom 1**

12'2" (max) x 9'10" (max) (3.71 (max) x 3.02)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to front. 2 x double power-points. Karndean flooring.

**Bedroom 2**

11'3" x 9'1" (3.45 x 2.79)

Coved ceiling. Ceiling light pendant. uPVC double-glazed window to rear. 2 x built-in wardrobes. 1 x double power-point. 1 x single power-point. Karndean flooring.

**Outside**

Outside, to the side of the property, double electrically operated gates provide vehicular access to an extensive gravelled parking area, set upon which is the workshop (see below). Beyond this is an expansive area laid to lawn and bordered by established trees, bushes and hedging, the perfect base on which to create a real gardener's paradise, or to simply let children and pets alike play freely. A further wooden shed offers additional storage space.

**Workshop**

33'0" x 8'0" (10.06 x 2.44)

Power and lighting

**Council Tax**

Council Tax Band A. For more information on Council Tax, please contact Kings Lynn and West Norfolk Borough Council on

**Energy Performance Certificate**

EPC Rating E. If you would like to view the full EPC, please enquire at our Long Sutton office.

**Material Information**

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

**Services**

Mains electric, water and private drainage are all understood to be installed at this property.

Central heating type - Oil central heating

**Mobile Phone Signal**

Mobile phone signal coverage can be checked using the following links –

[www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker](http://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker)

<https://www.signalchecker.co.uk/>

**Broadband Coverage**

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Flood Risk**

This postcode is deemed as a low risk of surface water flooding and a very low risk of flooding from rivers and the sea. For further information please use the following links -

[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

[www.gov.uk/request-flooding-history](http://www.gov.uk/request-flooding-history)

**Directions**

From the Geoffrey Collings & Co Long Sutton office, head south-east on High Street/B1359 and in 0.6 miles turn right onto Wisbech Road/B1359. At the roundabout, take the 2nd exit onto Wisbech Road/A1101 and follow the road for 8 miles. At Freedom Bridge Roundabout, take the 2nd exit onto Churchill Road/A1101, and follow the road for 4.6 miles. At the roundabout, take the 2nd exit onto Well Road/A1101. In 1.3 miles, turn left onto New Road/A1101 and continue onto Townsend Road where the property is on the right-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS & CO. Monday to Friday: 9.00am to 5:30pm. Saturday: 9:00am - 1:00pm.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT THE LONG SUTTON OFFICE OF GEOFFREY COLLINGS & CO. FOR A FREE MARKETING APPRAISAL.



**AGENTS NOTES:** These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.