



Hundred Foot Bank, Welney, PE14 9TW



# Hundred Foot Bank

Welney,  
PE14 9TW

4 2 3

**Guide Price £725,000**

- Substantial Detached Home
- 2,500 Sq Ft of Accommodation
- Plot of Approx 2 Acres (sts)
- 4 Double Bedrooms (Master with Dressing Room & Modern Ensuite)
- Refitted Kitchen Opening into Spacious Dining Room
- Lounge & Family Room
- Extensive Driveway & Attractive Gardens
- Paddock, Barn, Stable Block, Static Caravan
- Rural Location Adjacent Hundred Foot River
- Freehold / Council Tax Band D / EPC Rating TBC

Located within a most attractive rural location adjacent to the Hundred Foot River with far reaching countryside views, this substantial 4 bedroom property offers over 2,500 square feet of accommodation and a superb plot of approximately 2 acres (sts).

Accommodation comprises on the ground floor, entrance and inner halls, modern kitchen opening into spacious dining room, utility, lobby, cloakroom, family room and lounge. On the first floor there are 4 double bedrooms with the master having a large ensuite and dressing room, together with a modern family bathroom. Outside the property offers an extensive gravelled driveway, gardens, fenced paddock, stable block, barn and well maintained static caravan.

The property is well presented throughout, is offered for sale with no upward chain and viewing is highly recommended.





## LOCATION

Welney is a fenland village in the county of Norfolk, being approximately 6 miles to Littleport, approximately 11 miles to Downham Market, approximately 20 miles to King's Lynn and approximately 45 miles to Norwich. The village is situated immediately to the west of the Ouse Washes and the parallel rivers of the Old Bedford River, River Delph and New Bedford River which are crossed by the A1101 road. The Ouse Washes is an internationally important area of wildlife conservation. On the eastern side of the Washes is the Welney Wildfowl and Wetland Centre managed by the Wildfowl and Wetlands Trust. The centre includes an impressive visitor centre and tea room, excellent observation hides and hosts many events. Nearby, to the south of Welney, is the RSPB Ouse Washes reserve.

## ENTRANCE HALL

With door to front aspect and double glazed window, double cloaks cupboard, radiator.

## INNER HALL

With radiator.

## DINING ROOM

With telephone point, television point, double glazed windows, radiator. Opening to:

## KITCHEN

Refitted with a range of modern high gloss wall and base level storage units and drawers with matching work surfaces, Neff electric oven, microwave combination oven, warming drawer and induction hob, extractor hood, integrated dishwasher, 2 double glazed windows and doors to outside, radiator.

## UTILITY

Refitted with a range of high gloss storage units, sink unit and drainer, plumbing for washing machine, space for tumble drier, double glazed window.

## LOBBY

With door to outside, double cloaks cupboard.

## CLOAKROOM

With vanity unit with wash basin, low level WC, towel radiator.

## FAMILY ROOM

With 2 double glazed windows, Karndean flooring, stairs to first floor with oak posts and hand rail and under stairs storage cupboard, radiator.

## LOUNGE

With Karndean flooring with under floor heating, vaulted ceiling with 3 velux windows, 2 double glazed windows and bi-fold doors, wood burner with stone hearth.

## FIRST FLOOR LANDING

With access to loft, radiator.

## BEDROOM 1

With 3 double glazed windows, 2 pairs of built-in double wardrobes, access to loft, 3 radiators.

## DRESSING ROOM

With a range of wardrobes with sliding doors, double glazed window, radiator.

## ENSUITE

With large walk-in shower, built-in WC and wash basin with storage units beneath, panelled bath, double glazed window, towel radiator.

## BEDROOM 2

With 2 double glazed windows, built-in wardrobe, radiator.

## BEDROOM 3

With built-in wardrobe, double glazed window, radiator.

## BEDROOM 4

With double glazed window, radiator.

## SHOWER ROOM

With modern suite comprising low level WC, vanity unit with wash basin and storage beneath, walk-in shower cubicle, double glazed window, towel radiator.

## OUTSIDE

The property sits in a plot of approximately 2 acres (sts). The front of the property is accessed via an electric wrought iron gate leading into a gravelled driveway providing extensive parking and turning. There are well maintained lawned gardens with a most attractive fish pond and a raised terrace adjoining the house.

There is a concrete yard with a stable block containing 3 stables, a timber built barn with 2 electric roller shutter doors and a fenced paddock.

There is the additional benefit of a well maintained static caravan with:

Modern kitchen with storage units, fridge/freezer, cooker and radiator.

Lounge with electric fire, double glazed windows, French doors and radiator.

Bath with shower above, pedestal hand wash basin, low level WC, double glazed window, heated towel rail.

Double bedroom with 2 double glazed windows, built-in wardrobes, radiator.

Ensuite WC with low level WC and pedestal hand wash basin, double glazed window, heated towel rail.

Bedroom 2 with fitted wardrobe and shelving, double glazed window, radiator.

## AGENT NOTES

Tenure - freehold

Property Type - detached

Property Construction - standard

Number & Types of Room - Please refer to the floorplan

Square Footage - 2,567 according to the floorplan

Parking - driveway

Utilities / Services

Electric Supply - mains

Gas Supply - none

Water Supply - mains

Sewerage - septic tank

Heating sources - oil fired to radiators. Electric underfloor in lounge.

Broadband Connected - yes

Broadband Type - current download speed of 20 Mbps.

Mobile Signal/Coverage - according to Ofcom.org.uk there is limited phone signal for two of the four main providers. The vendor has confirmed that there is consistent mobile coverage throughout the property.

Flood risk - according to the Environment Agency there is a risk of flooding from rivers and sea of between 1% and 3,3% each year.


## VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.



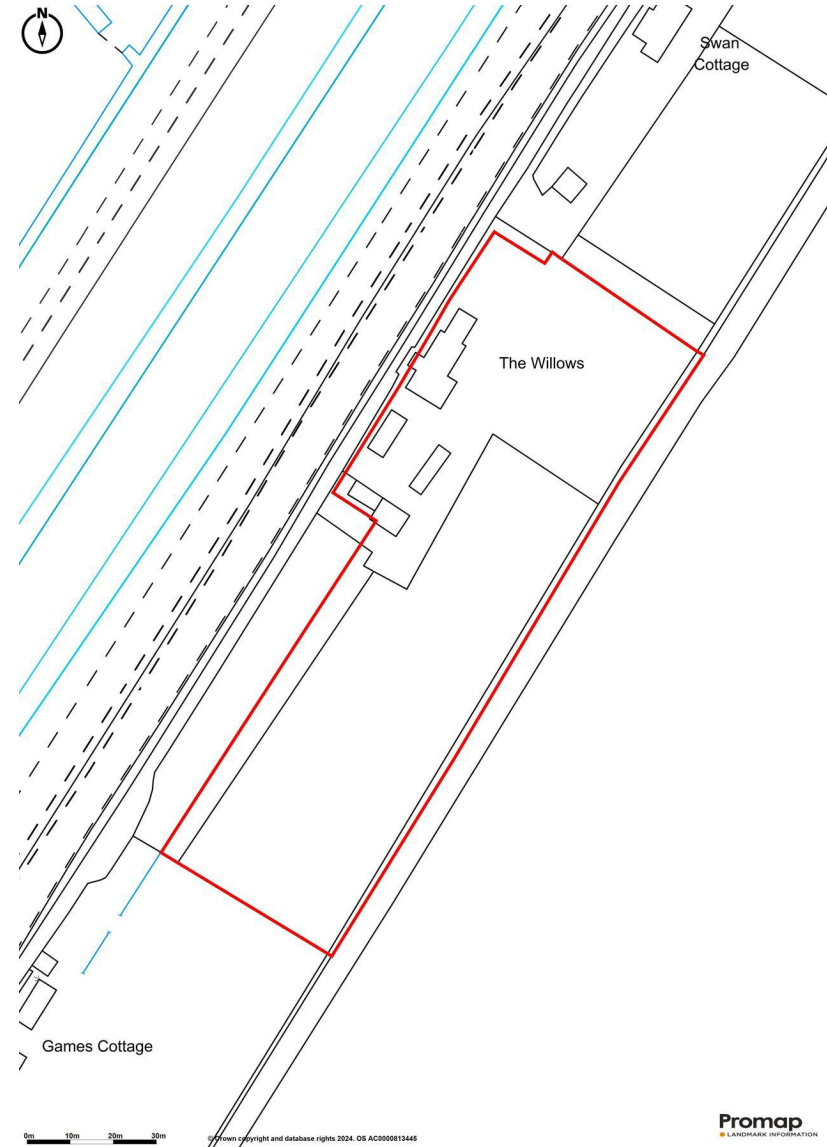




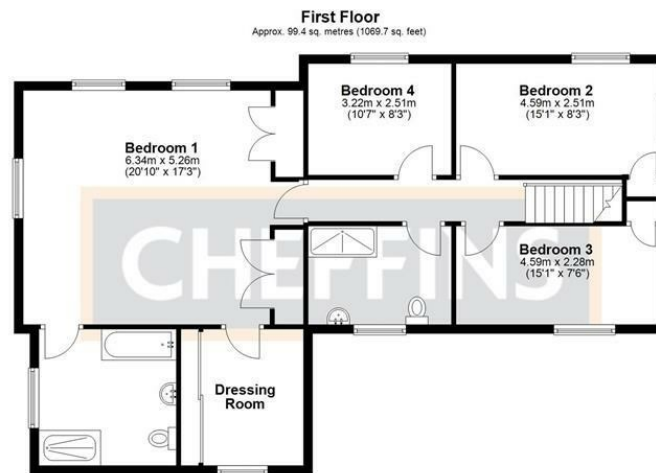
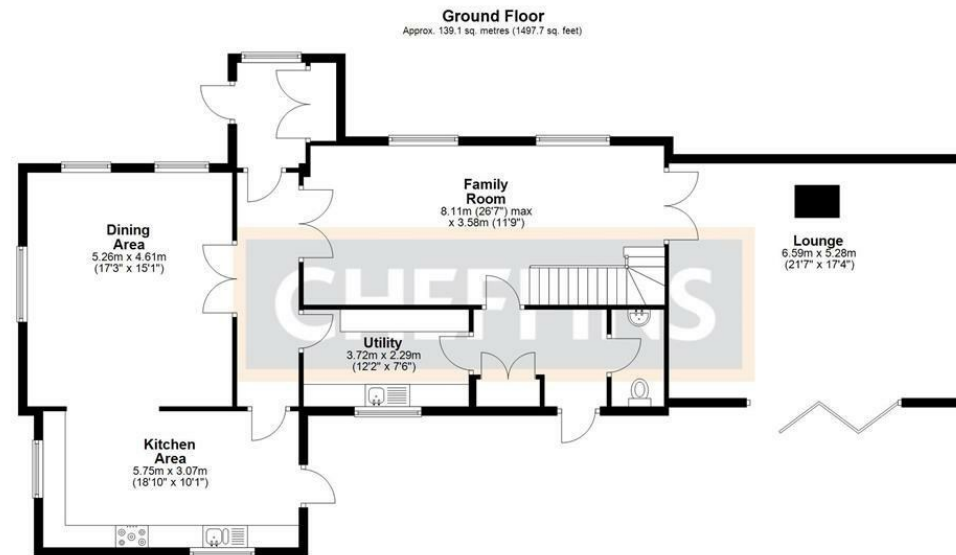
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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 Council Tax Band - D  
 Local Authority - Kings Lynn &  
 West Norfolk







Total area: approx. 238.5 sq. metres (2567.4 sq. feet)





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.