



THE STORY OF

1 Orchard Gardens

Upwell, Norfolk

SOWERBYS



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1 Orchard Gardens

Upwell, Wisbech, Norfolk
PE14 9EQ

Exceptional Three-Bedroom Detached Bungalow

Highly Coveted EPC A Rating

Impressive 1,931 Sq. Ft. of Accommodation

Magnificent Open-Plan Kitchen/
Dining/Family Room

Generous Separate Sitting Room

Air Source Heat Pump and Underfloor
Heating Throughout

Solar PV Panels and Battery Storage

Principal Bedroom with En-Suite
and Walk-In Wardrobe

Beautifully Enhanced Gardens with
Detached Summerhouse

Village Setting with Easy Access
to the Norfolk Coast

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Occupying a lovely position within the Norfolk village of Upwell, 1 Orchard Gardens is a beautifully presented three-bedroom detached bungalow offering approximately 1,931 sq ft of spacious, light-filled accommodation. Designed for effortless single-storey living, the property combines contemporary comfort with impressive energy efficiency, boasting an EPC A rating, air source heat pump, underfloor heating, solar PV panels and battery storage.

At the heart of the home is a magnificent open-plan kitchen/dining/ family room, extending to almost 39 feet (STMS) in length. Generously proportioned and inviting, it provides an ideal setting for everyday living and entertaining, complemented by a substantial separate sitting room offering a peaceful space to unwind.

The bedroom accommodation comprises three generous bedrooms, including a principal suite with en-suite shower room and walk-in wardrobe, alongside a family bathroom. A separate utility room, dedicated plant room and integral garage add further practicality.

The current owners have enhanced the property through internal redecoration and garden improvements, with a detached summerhouse providing a versatile additional space for hobbies or relaxation.

Upwell offers a charming village setting, with picturesque Well Creek and everyday amenities close by, whilst the Sandringham Estate and Norfolk's much-loved coastline provide wonderful opportunities for days out.

Spacious, welcoming and energy-efficient, 1 Orchard Gardens offers comfortable single-storey living in a delightful Norfolk village.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Upwell

WHERE TRANQUIL WATERWAYS MEET
VIBRANT VILLAGE LIFE

Upwell stands on the river Nene and within the village there is a church, shop, primary school and public house. Upwell is located approximately 6 miles from Wisbech, having a variety of shops, amenities and schools, including Wisbech Grammar School. The village is approximately 9 miles from Downham Market with its shops, amenities and a mainline railway station to Ely, Cambridge and London Kings Cross.

Downham Market is one of Norfolk's oldest market towns and it can be traced back to Saxon times. The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a college. There are many attractive houses and buildings and an unusual gothic black and white town clock. It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing. Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers. In November the Festival of Swans is held where visitors can observe the over-wintering swans.

King's Lynn has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross (1 hour and 40 minutes).



Note from Sowerbys



Garden Room

“A peaceful garden retreat, ideal for hobbies, relaxation or enjoying the garden throughout the seasons.”



SERVICES CONNECTED

Mains electricity, water and drainage. Solar PV panels. Air source heat pump.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

A. Ref:- 9535-3943-0200-6054-0204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///mermaids.petty.rarely

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SOWERBYS

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