



Orchard Way, Southery, PE38 0NX

**CHEFFINS**

# Orchard Way

Southery,  
PE38 0NX

- Detached Bungalow
- Spacious Accommodation
- 3 Double Bedrooms
- 2 Reception Rooms & Kitchen/Breakfast Room
- Ample Parking
- South Facing Rear Garden
- Cul de Sac Location
- No Upward Chain
- Freehold / Council Tax Band D / EPC Rating TBC

Cheffins offer to the market this spacious detached bungalow situated in a cul de sac location within the village of Southery.

The property benefits from 3 good size bedrooms, a bathroom plus a shower room, 2 reception rooms, kitchen/breakfast room and utility room, as well as a double garage, off road parking to front and a south facing rear garden.

This property is further offered for sale with the benefit of no upward chain and is available to view by appointment only.

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**Guide Price £400,000**





## LOCATION

The semi-rural village of Southery has a village shop, hairdressers, garage, primary school and a public house. Littleport is situated approximately 7 miles away whilst King's Lynn is situated (approximately 17 miles) and Ely (approximately 12 miles). ELY is an historic Cathedral City which provides an excellent range of shopping facilities, schools catering for all ages and various sporting and social activities including the recently opened Ely Leisure Village incorporating sports centre, swimming pool, multi-screen cinema and restaurants. The main A10 road at Ely provides access to Cambridge which in turn links with the A14 and M11 motorway to London. Ely also has a mainline station which provides an electrified rail service to Cambridge and London.

## ENTRANCE HALLWAY

With door to front, radiator, access to loft (boarded), built-in storage cupboard.

## BEDROOM 1

With fitted wardrobes and bedroom furniture, window to rear, radiator, door to side leading into the garden,

## BEDROOM 2

With window to side, radiator.

## BEDROOM 3

With window to front, radiator, built-in wardrobes.

## BATHROOM

Fitted with a 4-piece suite comprising low level WC, wash hand basin, panelled bath and shower cubicle, window to side, radiator, airing cupboard housing the hot water tank.

## LOUNGE

With doors to rear, log burner, radiator, French doors leading through to:

## DINING ROOM

With window to rear, radiator.

## KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall units, cupboards and drawers with work surfaces over, 1 1/2 bowl sink with mixer tap and water softener, integral dishwasher, 4-ring hob with extractor hood over, double oven, space for under counter fridge, windows to rear and side.

## UTILITY ROOM

With base units with work surfaces over,

stainless steel sink unit with mixer tap, space for tumble drier, plumbing for washing machine, window to side, door to side leading to the garden. Door to:

## SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, pedestal wash hand basin and shower cubicle, window to side, radiator.

## DOUBLE GARAGE

With 2 electric up and over doors, power and light connected. The garage houses the boiler which is not working.

## OUTSIDE

To the front of the property there is a block paved driveway providing off road parking and leading up to the double garage.

The rear garden is south facing and mainly laid to lawn with raised patio having an awning over, 2 gated access point, oil storage tank, timber shed.

## AGENTS NOTE

We have been made aware that the oil fired boiler at the property does not work and will need to be replaced.

## VIEWING ARRANGEMENTS

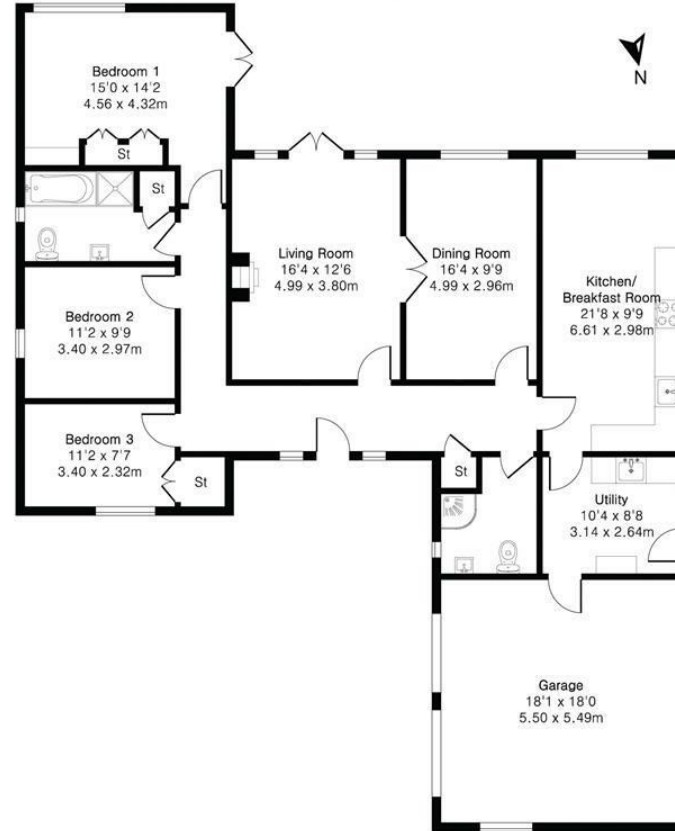
Strictly by appointment with the Agents.





Approximate Gross Internal Area 1443 sq ft - 134 sq m  
(Excluding Garage)

Garage Area 322 sq ft - 30 sq m



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

Guide Price £400,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Norfolk & Kings Lynn



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)



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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.