



THE STORY OF
The Ridings

Pentney, Norfolk

SOWERBYS



THE STORY OF

The Ridings

Back Road, Pentney,
Norfolk, PE32 1JW

Detached Family Home

Beautiful Carrstone Frontage

Four Double Bedrooms

Family Bathroom and En-Suite

Sitting Room with Electric
Fireplace and Network Ports

Open-Plan Kitchen/Dining Room

Separate Study/Playroom with Network Ports

Garage, Off Road Parking and Electric Car Charger

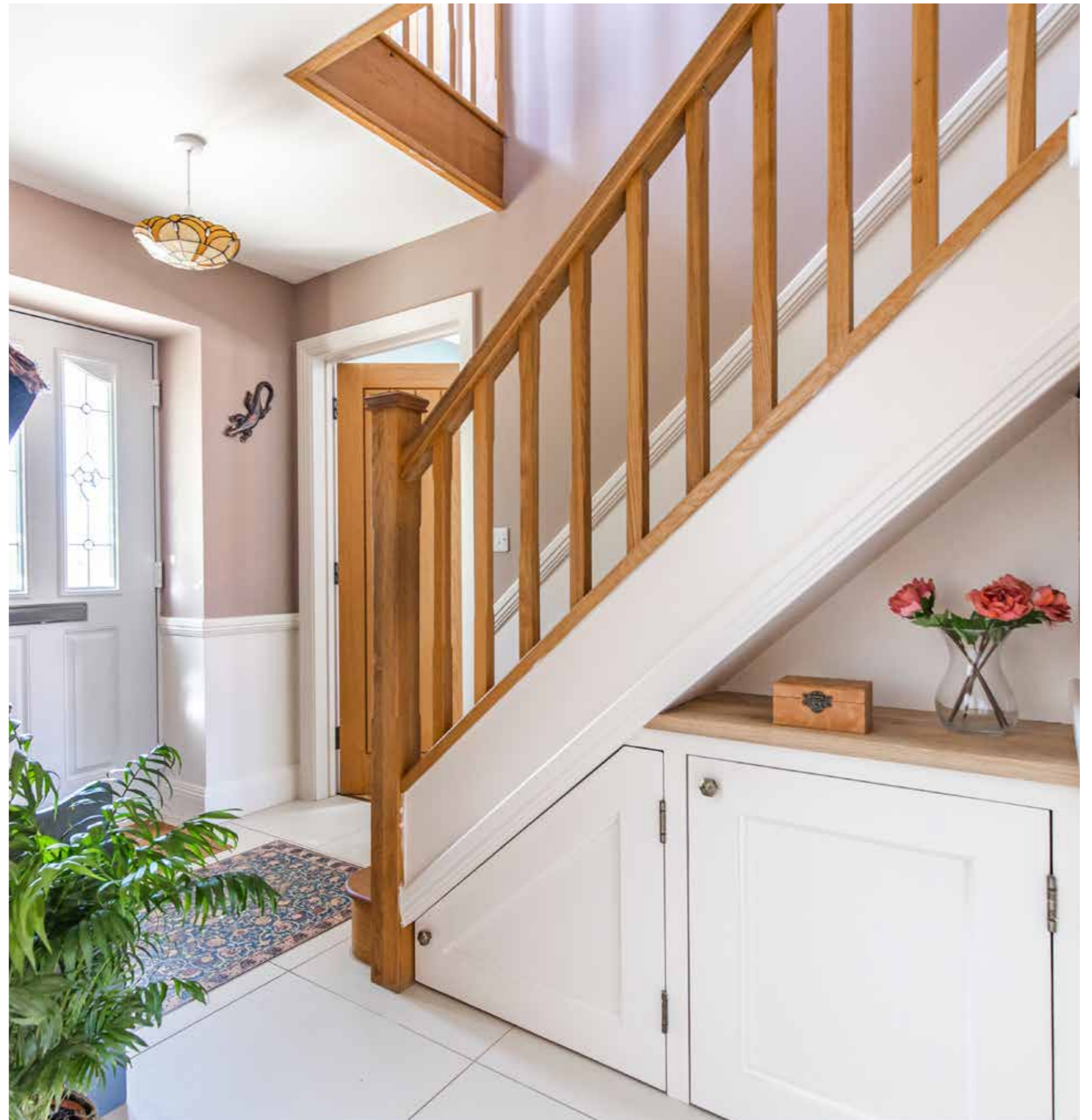
Beautifully Landscaped Garden

Situated on a Country Lane with
Views of the Norman Church

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Nestled down a quiet lane, in a picturesque village, The Ridings is a loving family home which has been sympathetically enhanced over the past five years.

From the front, the property exudes the beauty and charm typical of a modern Norfolk build, with its symmetrical Carrstone frontage making a striking statement.

As you step inside, a warm ambiance envelops you. The beautifully decorated sitting room welcomes you in. With open access to the kitchen/dining room, a window to front which floods the room with natural light, and an electric fire place – this is an ideal space to retreat to and unwind.

The open-plan kitchen/dining room, is the heart of the home, with ample workspace, french doors which open out to the rear garden, and a spacious dining area.

The separate study is perfect for those requiring a dedicated workspace or can easily be transformed into a playroom, hobby room, or a snug.

Ascending to the first floor, the landing grants access to four double bedrooms and a family bathroom. The principal bedroom enjoys the added luxury of an en-suite shower room.

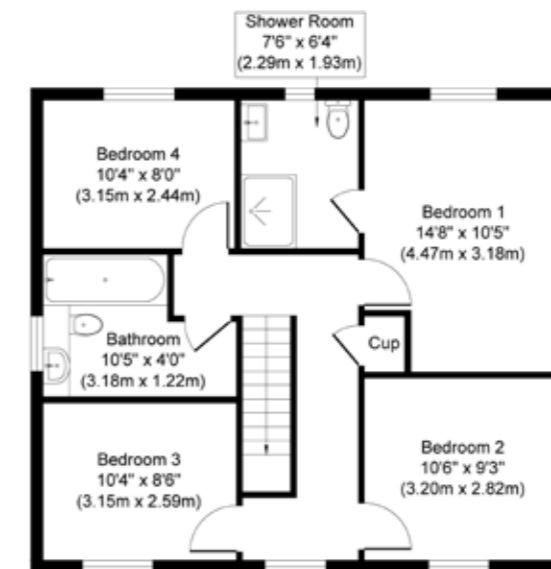
The outdoor space has been thoughtfully designed. At the front, a block-paved driveway offers off road parking, softened by surrounding lawn and flower beds. There is also a garage and further driveway located to the rear, which is accessed via a shared driveway.

The rear garden has been beautifully landscaped. A patio area beckons for summer barbecues, while artificial grass ensures ease of maintenance. Flower beds further enhance the garden, creating a superb space which invites you to enjoy the outdoors and relax.

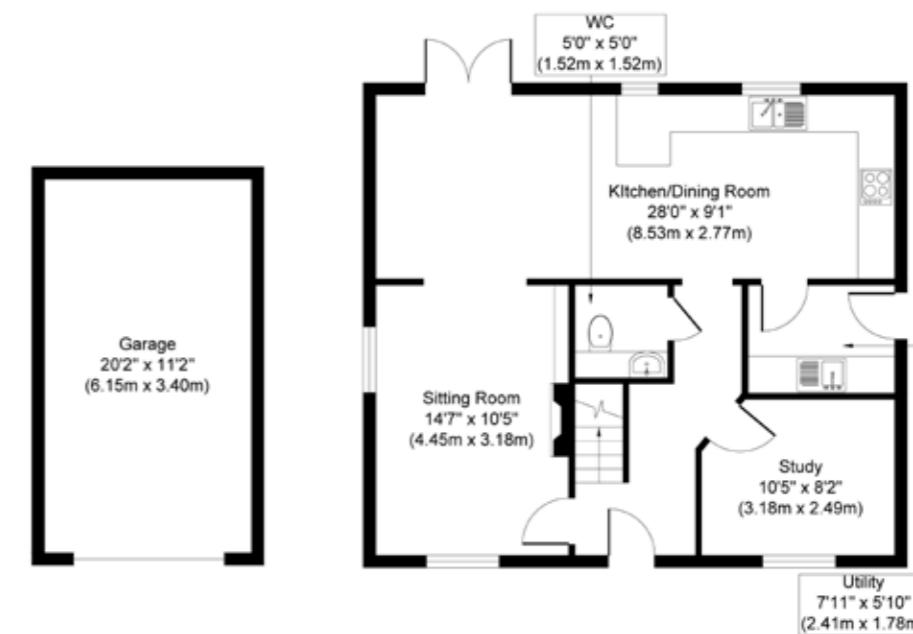


Our home has been idyllic, spacious and practical.





First Floor
Approximate Floor Area
695 sq. ft
(64.56 sq. m)



Garage
Approximate Floor Area
225 sq. ft
(20.90 sq. m)

Ground Floor
Approximate Floor Area
695 sq. ft
(64.56 sq. m)

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.

Copyright V360 Ltd 2023 | www.houseviz.com

Pentney

A VILLAGE WITH OLD-WORLD CHARM
AND MODERN CONVENIENCES

Pentney is a picturesque village with a rich history dating back to William of Normandy's time, as recorded in the Domesday Book. At its heart stands the imposing Gatehouse of Pentney Abbey, a significant historical site from its days as an Augustinian Priory (1075-1534), offering a glimpse into the village's storied past.

The village harmoniously blends old-world charm with modern conveniences. Nearby are the village hall, church, and a play area, while riders from a nearby livery yard often traverse its lanes. Pentney offers a relaxed, rural lifestyle, complemented by essential amenities within a 15-minute drive, including shops at Narborough and Norfolk Woods, and a bar at Pentney Lakes.

Just nine miles away lies King's Lynn, situated along the River Ouse, known for its medieval architecture and vibrant trade history. It's a central hub for professionals with easy access to Cambridge, Peterborough, and Norwich within an hour's drive, and direct rail links to London King's Cross taking just 1 hour 40 minutes.

King's Lynn also boasts modern attractions like the Majestic Cinema and King's Lynn Alive Corn Exchange, as well as historical gems such as St George's Guildhall, now a bustling arts centre.



Note from the Vendor



“One of our favourite spots is the garden with the lovely sitting area outside.”



SERVICES CONNECTED

Mains water, electricity and drainage. Air source central heating with underfloor heating to the ground floor.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 9438-5948-7372-6418-9934

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: ///general.animator.acrobats

AGENT'S NOTE

The owners have right of way over the shared driveway, which leads to the garage located to the rear of the property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

