



# Chester House

PENTNEY

**SOWERBYS**

Land & New Homes Specialists



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INTRODUCING

# Chester House

Narborough Road, Pentney, Norfolk  
PE32 1JH

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Generous Family Home

Four Double Bedrooms with the  
Principal having Built-In Wardrobes,  
an En-Suite, and a Juliette Balcony

Separate Home Office or Study, Sitting  
Room, Cloakroom, and Utility

Ample Off-Road Parking and Garaging

South-Facing Rear Lawn Garden and  
Terrace, with a Meadow Field to the Rear

Air Source Heating

Rural Village Setting Under Quarter of an  
Hour's Drive to Swaffham and King's Lynn

Approximately 30 Minutes to the  
North-West Norfolk Coastline

White and Eddy 10 Year Warranty

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Set back gracefully from the village road and framed by a matching brick wall, Chester House stands as an impressive family residence on a generous plot, offering an idyllic blend of rural charm and modern convenience. With a stunning south-facing outlook over a meadow field, this home promises a tranquil retreat which balances family life with the serenity of nature.

Boasting four spacious double bedrooms, Chester House is thoughtfully designed to cater to the needs of a contemporary family. The principal bedroom, complete with built-in wardrobes, an en-suite, and a Juliette balcony provides a private space to unwind.

The home features an array of living areas, from the sociable open-plan family space to more secluded receptions perfect for quiet moments of reflection. Practicality meets elegance with a separate home office or study, a sitting room, a cloakroom, and a utility room.

The ample off-road parking and garaging ensure convenience, while the expansive south-facing garden and terrace offer the perfect setting for outdoor living and entertaining.

With air source heating, Chester House is designed with both comfort and sustainability in mind. Nestled in a rural village, yet just eight miles from the market town of Swaffham and nine miles from the historic port town of King's Lynn, this home provides the perfect balance of seclusion and accessibility. The North-West Norfolk coastline is just a short 30-minute drive away, ideal for weekend getaways.







## The Developer

Norfolk Construction is a niche, family-run business, founded and operated by a dedicated husband and wife team. Their commitment to craftsmanship and attention to detail sets them apart in the local market.

With a strong focus on building bespoke new homes, they have earned a reputation for excellence in the community. Each project is approached with a personal touch, ensuring that every home they create reflects the needs and desires of potential clients.





# Specification

## External Finishes

- Rustic Red Pan Tile Roof Tiles over an Antique Red Flemish Style Brickwork
- Black UPVC Rainwater Goods
- Cream Flush Casement UPVC Windows and Doors
- Cream Aluminium Bi-Fold Rear Terrace Door
- Driveway laid to Gravel with a Cream Garage Door
- Porcelain Rear Terrace
- Lawns laid to Grass with some Border Planting to the front
- Pressure Treated Feather Edge Fencing to Left Hand Side and Rear
- Up & Down Lighting to Front, Side and Rear
- Outside Tap to Rear

## Internal Finishes

- White Painted Ceiling, Wall and Wood finish
- Oak Finish Staircase with Glass Balustrade
- Oak Finish Doors with Antique Brass Styled Ironmongery
- Feature Black Porcelain Fireplace
- Antique Brass Styled Sockets
- Oak Style Fitted Wardrobes to Principal Bedroom
- Carpet to Receptions Rooms, Hallway and Landing
- Oak Luxury Vinyl Tiling to Kitchen and Utility

- Mix of Pendant and Spotlighting with Feature Chandelier to Hallway

## Kitchen Finishes

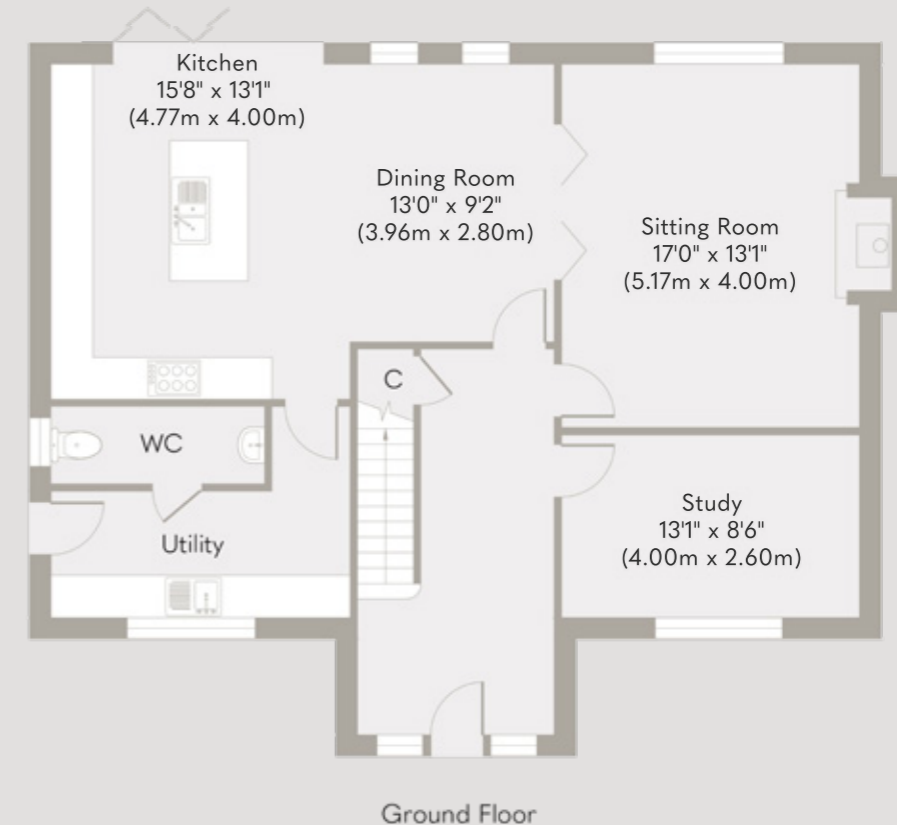
- Wren Cashmere Coloured Units
- Statuario Quartz Worktops and Upstands
- White Belfast Style Sink Bowl with Brushed Brass Mixer Tap
- Fan Assisted Hotpoint Single Black Oven
- Touch Control Black Ceramic Hob with Built-In Black Extractor
- Built-In Black Combination Microwave and Oven
- Integrated Island Dishwasher

## Bathroom Finishes

- Free-standing Double Ended White Bath with Brushed Brass Taps
- Thermostatic Shower with Glass Enclosure with Brushed Brass Fittings
- Luxury Vinyl Oak Tiled Flooring
- LED Mirrors
- Cream Stone, Split Faced Wall Tiles with Gold Vein Marble Effect

## General Information

- White & Eddy 10 Year Warranty
- Air Source Heating
- Underfloor Heating to Groundfloor with Radiators to First Floor
- Mains Water, Electricity and Sewage Treatment Plant



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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# 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 Sowerbys*



“A south-facing garden which is spacious and the perfect space to enjoy your own spot of outdoors.”



## SERVICES CONNECTED

Mains water, electricity. Drainage via a water treatment plant. Air source heating with ground floor underfloor heating and radiators on the first floor.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

## TENURE

Freehold.


## LOCATION

What3words: ///warmers.hitters.punctuate

## AGENT'S NOTE

Some pictures have been virtually staged with computer generated images.

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.

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