



THE STORY OF

7 Jenson's Way

Whittington, Norfolk

SOWERBYS



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7 Jenson's Way

Whittington, Norfolk
PE33 9FT

NO ONWARD PURCHASE

Passivhaus Standard

Three Bedrooms

Principal Bedroom with En-suite

Summer House

Covered Entertainment Space

Garage and Off-Road Parking

French Doors to Patio Terrace

Rural Village Location with Amenities

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





Tucked away in a peaceful setting, this impressive three bedroom semi-detached home is a modern sanctuary designed with both style and sustainability in mind. Completed to the exacting Passivhaus standard, it offers remarkable energy efficiency with triple glazing, a heat recovery system, and thoughtfully designed spaces that embrace both comfort and contemporary living.

Stepping inside, the entrance lobby sets the tone for the home's welcoming and airy atmosphere. The semi open-plan layout unfolds into a beautifully proportioned living room before sweeping effortlessly into the heart of the home—a stunning kitchen and dining area. Here, french doors open onto a raised patio terrace, where the setting sun casts a golden glow, creating an idyllic spot for al fresco dining or unwinding with a glass of wine. A separate study provides wonderful versatility, whether as a peaceful home office, playroom, or snug.

Upstairs, the property boasts three generously proportioned bedrooms, each designed to offer comfort and versatility. The principal suite is further enhanced by its own private en-suite shower room, while a beautifully designed family bathroom, complete with an over-bath shower, serves the rest of the household.

Outside, the beautifully designed garden enhances the home's lifestyle appeal. A covered entertainment space, currently used as a hot tub room, is a fantastic addition for year-round enjoyment. The oversized single garage provides ample storage, and a charming summer house with a veranda adds a touch of character. With substantial off-road parking, practicality is effortlessly combined with elegance.

Offering a harmonious blend of contemporary design, energy efficiency, and thoughtfully curated spaces inside and out, this exceptional home is ready to welcome its next chapter.





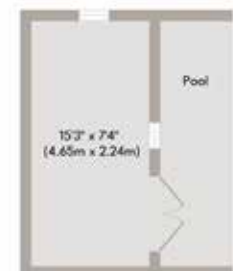
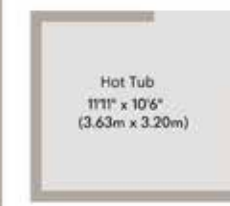
Our favourite spot is the garden - its spacious and the sun shines in the rear garden most of the day.



First Floor
Approximate Floor Area
645 sq. ft
(59.92 sq. m)



Ground Floor
Approximate Floor Area
667 sq. ft
(61.96 sq. m)



Outbuilding
Approximate Floor Area
493 sq. ft
(45.80 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.

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Whittington

A RURAL RETREAT WITH HISTORY, NATURE AND WELCOMING COMMUNITY

Whittington is a picturesque village, known for its charming countryside, historical character, and welcoming community. Situated near the River Wissey, it provides a peaceful retreat while still being within easy reach of larger towns and attractions.

One of the village's most notable landmarks is St. Michael's Church, with its impressive architecture and tranquil setting, it is a key part of Whittington's heritage. For those who enjoy the outdoors, the surrounding countryside is perfect for scenic walks, with footpaths leading through fields, woodlands, and along the riverbanks. The area is a haven for wildlife, making it a great spot for nature lovers and birdwatchers.

For dining and socialising, Whittington and its nearby villages have a selection of traditional pubs and eateries. Local favourites, such as The Plough Inn, offer classic dishes in a cosy, welcoming atmosphere. Many of these establishments showcase Norfolk's fantastic local produce, from fresh seafood to hearty meats and seasonal vegetables.

Beyond Whittington, there are plenty of attractions to explore. A short drive away is the magnificent Sandringham Estate, the private country retreat of the Royal Family. Visitors can tour the house, wander through the stunning gardens, and learn more about royal history at the museum. Norwich, the county's historic capital, is also within reach and offers a fascinating mix of medieval architecture, bustling markets, and cultural attractions, including Norwich Castle and the stunning Norwich Cathedral. Another must-visit location is the Norfolk Broads, where visitors can take a boat trip along its winding waterways or enjoy a peaceful picnic beside the water.



Note from the Vendor



Front Elevation

“We would describe our home as peaceful, majestic and comfortable.”



SERVICES CONNECTED

Mains electricity and water. Drainage to private drainage. Heating via air source heat pump with underfloor heating to the ground floor living area.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

B. Ref: 0380-3541-2320-2704-2401

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: ///tributes.marathon.newly

AGENT'S NOTE

Management fees for the shared areas are yet to take effect but are anticipated to be in the region of £265.00per annum.

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

