



Oakland Cottages, Pentney Lane, Pentney, King's Lynn, PE32 1JE

welcome to

Oakland Cottages, Pentney Lane, Pentney, King's Lynn

William H Brown are delighted to offer to market this beautifully presented, newly built, three bedroom home, located in the sought after village of Pentney. Viewing is highly recommended!



Entrance Hall

Kitchen/Diner

20' 2" x 11' (6.15m x 3.35m)

Wall and Base Units, Integrated Oven and Microwave, Integrated Dishwasher, Integrated Fridge/Freezer, Induction Hob with Extractor Over, Sink and Quooker Tap, Quartz Worktop with Breakfast Bar, Underfloor Heating, Herringbone Flooring, Storage Cupboard

Lounge

14' 8" x 8' 1" (4.47m x 2.46m)

Media wall, Window to Front, Underfloor Heating, Herringbone Flooring

Cloakroom

WC, Wall Mounted Hand Wash Basin, Herringbone Flooring

Garage/Utility

Concrete Flooring, Electric Garage Door, Base Unit with Worktops and Inset Sink with Mixer Tap, Washing Machine and Tumble Dryer

Landing

Window to Side

Bedroom One

12' 4" x 11' (3.76m x 3.35m)

Window to Side and Rear, Radiator

Dressing Room

7' 3" x 4' 9" (2.21m x 1.45m)

Bedroom Two

11' 10" x 11' 8" (3.61m x 3.56m)

Window to Front, Radiator

Bedroom Three

9' 10" x 8' 8" (3.00m x 2.64m)

Window to front, Radiator

Bathroom

Bath, WC, Hand Wash Basin, Heated Towel Rail, Bluetooth Speakers, Window to side

Outside

Driveway laid to shingle, EV charging point, Garden laid to patio with storage shed



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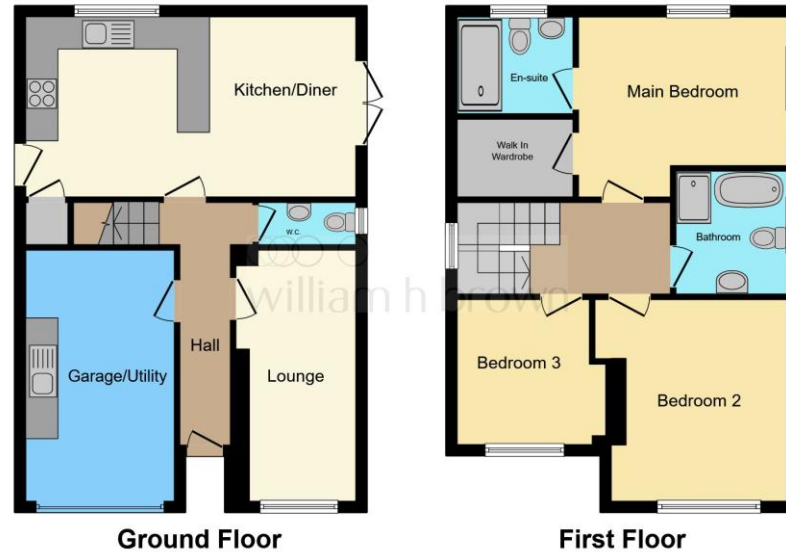


welcome to

Oakland Cottages, Pentney Lane, Pentney King's Lynn

- Beautifully Presented Detached Home
- Three Bedrooms
- En Suite and Dressing Room to Master
- Open Plan Kitchen/Diner and Lounge
- Garage/Utility

Tenure: Freehold EPC Rating: C
Council Tax Band: Deleted



£335,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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postcode not the actual property

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Property Ref:
KLN118884 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk