



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

 william  
h brown

**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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Pentney, King's Lynn**

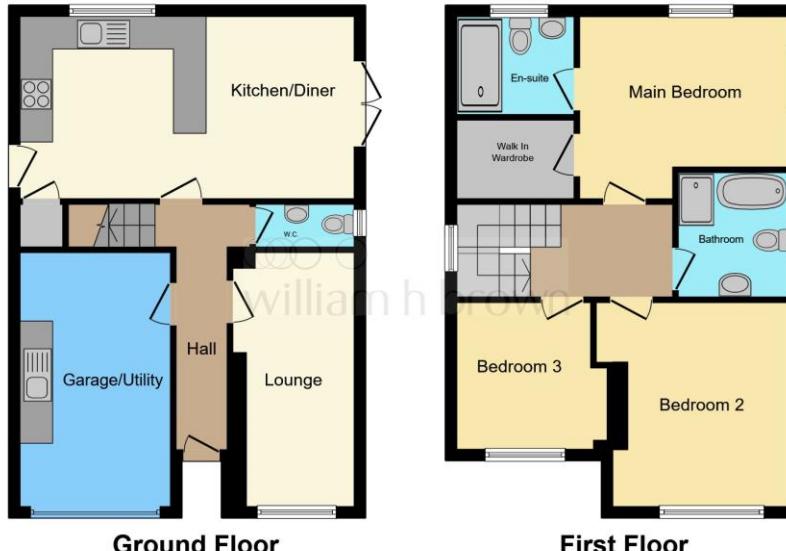
- Beautifully Presented Detached Home
- Three Bedrooms
- En Suite and Dressing Room to Master
- Open Plan Kitchen/Diner and Lounge
- Garage/Utility

Tenure: Freehold EPC Rating: C

Council Tax Band: Deleted

offers in excess of

**£325,000**



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Property Ref:  
KLN118884 - 0003

 **william h brown**



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