



**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



***view this property online*** [williamhbrown.co.uk/Property/KLN118884](http://williamhbrown.co.uk/Property/KLN118884)

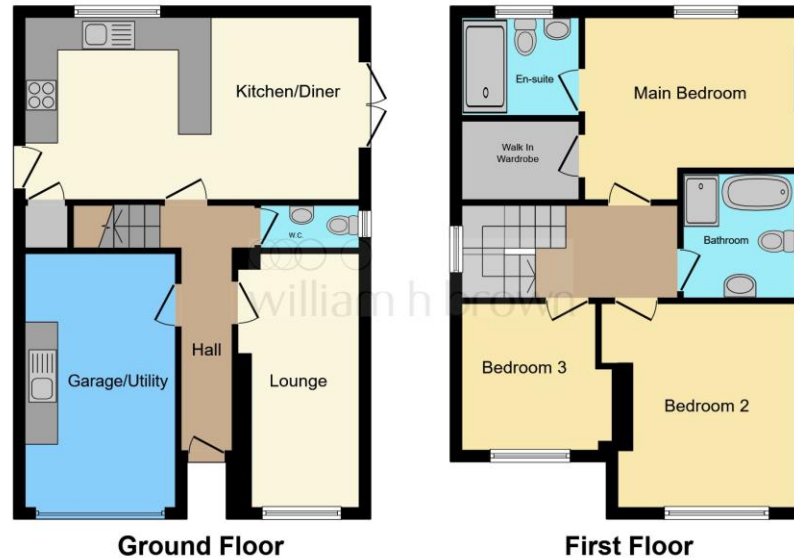


## welcome to Oakland Cottages, Pentney Lane, Pentney, King's Lynn

- 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

offers in excess of  
**£325,000**



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.focalagent.com



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KLN118884](https://www.williamhbrown.co.uk/Property/KLN118884)



Property Ref:  
KLN118884 - 0003

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.



**william h brown**



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**