



Madges Cottage Narborough Road, Pentney, PE32 1JQ

welcome to

Madges Cottage Narborough Road, Pentney

A very well presented and deceptively spacious 3 bedroom semi-detached cottage, located within the semi-rural setting of Pentney. Boasting a modern fitted kitchen, rear facing lounge with features throughout and further benefitting from a lovely garden area and UPVC double glazed windows!



Accommodation:

Part glazed external entrance door opening to:

Kitchen

12' x 11' 2" (3.66m x 3.40m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset single bowl ceramic sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven, space for fridge-freezer, plumbing for washing machine, tiled flooring, stair case leading to the first floor landing, UPVC double glazed window to front aspect, latch door opening to:

Lounge

14' 9" x 11' 3" (4.50m x 3.43m)

Victorian style cast iron open fireplace with tiled hearth, engineered oak wood flooring, television point, UPVC double glazed window to the rear aspect, UPVC part glazed entrance door opening to the rear.

First Floor Landing

Doors opening to both bedrooms

Bedroom 1

11' 4" Max x 8' 8" (3.45m Max x 2.64m)

Carpet flooring, wall mounted modern electric convection heater, exposed wood flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

9' 6" x 6' 11" (2.90m x 2.11m)

Built-in wardrobe storage, carpet flooring, wall mounted modern electric convection heater, UPVC double glazed window overlooking the front aspect.

Bedroom 3

11' 4" Max x 6' 11" (3.45m Max x 2.11m)

Carpet flooring, wall mounted modern electric convection heater, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, 'P' shape bath with glazed shower screen and a wall mounted electric shower over, fitted bathroom mirror, tiled flooring, UPVC double glazed window overlooking the front aspect.

Outside

To the front of the property there is a gravelled area housing a timber storage shed and leading to the front entrance door.

The rear garden is enclosed by double hinged gates which open to a gravelled patio seating area. a hedge is located to the rear boundary, this area can also be used for off road parking.

Location

The village of Pentney is located about halfway between King's Lynn and Swaffham and approximately 35 miles from the City of Norwich. Within the village there is a church and village hall, and just on the outskirts is the Norfolk Woods Resort & Spa. The nearby town of Swaffham has all the wider amenities needed, including supermarkets and shopping facilities, schools and both dental and doctors surgeries. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby King's Lynn and Downham Market.

Council Tax Band

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

Agents Note

William H Brown understands that a pedestrian right of way over an access path at the front of garden is in place, further details can be obtained from the sellers solicitor during the conveyance.

directions to this property:

Leave Swaffham via the A47 towards King's Lynn, taking the hand turn into the village of Narborough. Proceed through the village, passing the bus stop and take the left hand turn at the Ship Inn Chinese restaurant. Continue along this road into the village of Pentney, bearing left around the sharp bend along Narborough Road. Continue for half a mile where the property can be found on the right hand side, identified by our William Brown "For Sale" board.



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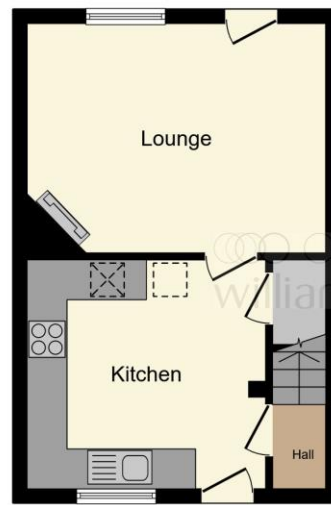


welcome to

Madges Cottage Narborough Road, Pentney King's Lynn

- Charming 3 bedroom semi-detached cottage
- Eye-catching carrstone build
- Presented in excellent condition throughout
- Retained character features including open fireplace and exposed beams
- UPVC Double glazed windows and modern electric convection heating

Tenure: Freehold EPC Rating: E



Ground Floor



First Floor

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. 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 purchaser must rely upon its own inspection(s). Powered by www.focalagent.com

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110344 - 0005

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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.



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