



Church View, Back Road, Pentney, PE32 1JW

welcome to

Church View, Back Road, Pentney

>> NO ONWARD CHAIN!! A deceptively spacious and well presented 3 double bedroom home, located in a non-estate position in the semi-rural village of Pentney. Boasting a modern kitchen and family bathroom, 2 reception rooms, ground floor w.c, generous rear garden, off-road parking, garage and more!!



Accommodation:

Canopied storm porch with UPVC part glazed external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing with under-stairs storage cupboard, radiator, ceramic tiled flooring, door opening to the lounge, doorway opening to the kitchen, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin with tiled splash backs, radiator, tiled flooring, extractor fan.

Lounge

17' 4" x 11' 4" (5.28m x 3.45m)
Radiator, television point, telephone point, wood effect laminate flooring, UPVC double glazed window to the rear aspect, open-plan square arch to:

Dining Room

11' 4" x 7' 8" (3.45m x 2.34m)
Radiator, wood effect laminate flooring, UPVC double glazed window to the front aspect.

Kitchen

12' 6" x 9' 1" (3.81m x 2.77m)
A contemporary range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer, tiled splash backs and surrounds, built-in eye-level electric oven and fitted induction hob with extractor hood over, plumbing for washing machine, space for fridge-freezer, radiator, tiled flooring, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the rear garden.

First Floor Landing

Loft access, carpet flooring, doors opening to all bedrooms and the family bathroom.

Bedroom 1

15' 4" max x 10' + recess (4.67m max x 3.05m + recess)
Built-in storage wardrobes, radiator, television point,

carpet flooring, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

11' 4" x 9' 9" (3.45m x 2.97m)
Radiator, carpet flooring, UPVC double glazed window overlooking the front aspect.

Bedroom 3

10' 1" x 9' 1" (3.07m x 2.77m)
Radiator, carpet flooring, UPVC double glazed window overlooking the rear aspect.

Family Bathroom

Suite comprising vanity unit with back to wall w.c, inset hand wash basin and storage under and P shaped panelled bath with shower attachment over, tiled splash backs and surrounds, shaver point, heated towel rail, extractor fan, UPVC double glazed window overlooking the front aspect.

Outside

To the front of the property, there is a driveway providing off-road parking with a pathway leading to the main entrance door.

The well-proportioned rear garden is split level, offering a paved patio seating area immediately to the rear of the property, with a pathway and gate leading to steps that rise to a lawned garden area. From here there are stepping stones that further lead to a low maintenance shingle garden with mature trees, the oil tank and personal door access into the garage.

Garage

Up and over door, power and lighting connected, personal door opening into the rear garden.

Please note; Vehicular access to the garage is gained via a shared private driveway, located to the west side of the terrace. The garage belonging to this property is the right hand side of what appears to be, from an external appearance, a detached double garage. Internally, both garages are separate and

accessed via their own individual up and over doors.

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 B.

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

directions to this property:

Leave Swaffham via the A47 heading in the direction of King Lynn. Proceed straight over at the round-a-bout and continue along the A47. After approximately four miles, take the left hand turn onto Pentney Lane and at the end of this road, turn right onto Narborough Road. Continue along Narborough Road towards the centre of Pentney village and at the crossroads, turn right onto Back Road. Proceed and continue around the sharp left hand bend. Shortly along, the property will be found on the left hand side.



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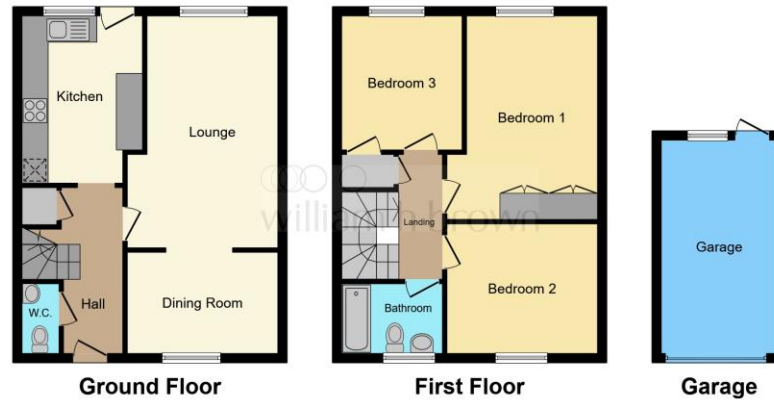
welcome to

Church View Back Road, Pentney

- NO ONWARD CHAIN!
- Spacious 3 double bedroom mid-terrace house of three
- Ample off-road parking and single garage
- Generous, split level rear garden
- Modern fitted kitchen and bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B



offers in excess of

£220,000

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110402 - 0007

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.

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