

FREEHOLD



House - Detached

OAKLAND COTTAGES, PENTNEY LANE, PENTNEY, NORFOLK, PE32 1JE

Offers In Excess Of

£350,000

FEATURES

- No Chain
- Rural Location
- Air Source Heat Pump
- Builders Guarantee Remaining
- Show Home Standard
- Three Double Bedrooms
- Under Floor Heating
- Kitchen/Dining Room
- Generous Plot
- Easy Access to A47



3 Bedroom House - Detached located in Pentney

Entrance Hall

Tiled flooring, under floor heating, stairs to first floor and doors to all other internal rooms on the ground floor, including the garage.

Snug/Office

11'2" x 8'1"

Tiled flooring, under floor heating, window to front.

W.C

Low level W.C, pedestal wash hand basin, tiled splash backs, tiled flooring, under floor heating, window to side.

Kitchen Dining Room

20'2" x 14'6"

Fitted with a range of base and wall units, built in oven, electric hob and extractor, space for American style fridge freezer, dishwasher and space for a washing machine, inset one and a half stainless steel sink and drainer, tiled splash backs. Tiled flooring, under floor heating, cupboard under stairs. Door to West aspect side garden, double doors to East side garden and two windows to the rear.

FIRST FLOOR

Landing

Window to side, doors to:

Bedroom Three

8' x 8'8"

Built in wardrobe and window to front.

Bedroom Two

11'11" x 9'8"

Built in wardrobe and window to front.

Master Bedroom

12' x 9'9"

With walk in wardrobe, window to rear and side and door to:

En-Suite Shower Room

Shower cubicle, low level W.C, wash hand basin in vanity unit, fully tiled, heated towel rail and window to rear.

Family Bathroom

Panelled Bath and separate shower cubicle, low level W.C, glass wash hand basin in vanity unit, heated towel rail, fully tiled, window to side.

Outside

To the front of the property there is access to the front door and the garage. There is also a driveway for two cars side by side. The property benefits from two side gardens, both of which are mainly laid to lawn and both with gated access to the front. The garden to the left hand side, if looking at the home, is sizeable and private, fully enclosed by panelled fencing with concrete posts. There is a pathway round the back of the house which links the two gardens, dotted with pretty flowers and plants and the garden to the right is mainly laid to lawn.

Garage

With up and over door, power and light and integral door to hallway.



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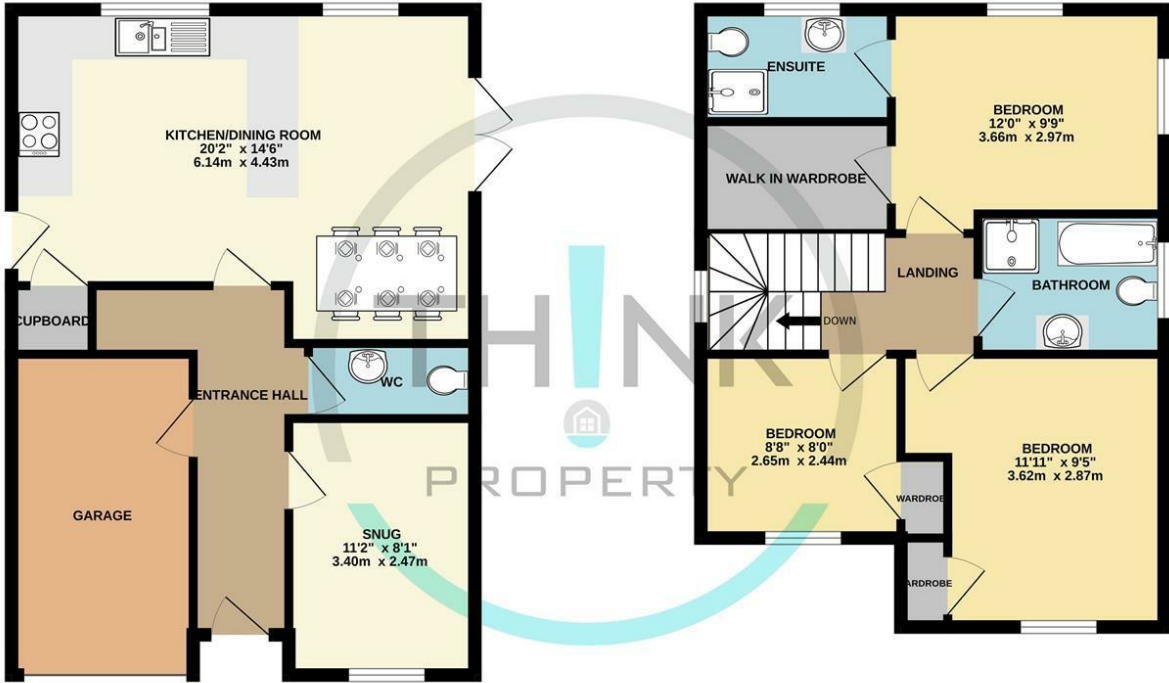
norwich@thinkproperty.ltd
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Council Tax Band

D

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 82 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

