



Oakland Cottages, Pentney Lane, Pentney, PE32 1JE

welcome to

Oakland Cottages, Pentney Lane, Pentney

A beautifully presented 3 bedroom detached home, located in a non-estate position in this semi-rural village. Boasting an open-plan kitchen/dining room with integrated appliances, master bedroom with en suite & walk-in wardrobe, 4-piece bathroom, parking, integral garage, gardens and much more...



Accommodation:

Recessed entrance porch area with part glazed composite external entrance door opening to:

Entrance Hall

Staircase rising to the first floor landing, tiled flooring, under-floor heating, doors opening to the kitchen/dining room, lounge and garage, further door opening to:

Ground Floor W.C

Suite comprising low level w.c and hand wash basin, tiled splash backs, tiled flooring, under-floor heating, UPVC double glazed window to the side aspect.

Sitting Room

11' 2" x 8' 1" (3.40m x 2.46m)

Tiled flooring, under-floor heating, television point, UPVC double glazed window to the front aspect.

Open-Plan Kitchen/ Dining Room

Kitchen Area

12' 1" x 11' (3.68m x 3.35m)

A comprehensive range of wall and floor mounted fitted kitchen units with wood effect work surfaces and upstands over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, built-in oven and ceramic hob with extractor hood over and decorative glass splash back, integrated dishwasher, space for American style fridge-freezer, plumbing for washing machine, tiled flooring, under-floor heating, inset ceiling spotlights, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the side aspect, open-plan to:

Dining Area

14' 6" x 8' 1" (4.42m x 2.46m)

Feature mosaic tiled wall, tiled flooring, under-floor heating, inset ceiling spotlights, television point, telephone point, UPVC double glazed window to the rear aspect, UPVC double glazed French doors opening to the side aspect.

First Floor Landing

Loft access, carpet flooring, UPVC double glazed

window overlooking the side aspect, doors opening to all bedrooms and the family bathroom.

Master Bedroom

12' 1" x 9' 1" (3.68m x 2.77m)

Radiator, carpet flooring, television point, dual aspect UPVC double glazed windows overlooking the rear and side, door opening to the en suite shower room, further door opening to:

Walk-In Wardrobe

7' 8" x 4' 8" (2.34m x 1.42m)

Carpet flooring,

En Suite Shower Room

Suite comprising vanity unit with inset hand wash basin and storage under, low level w.c and glazed shower cubicle with inset tiling, rainfall style showerhead and additional hand-held shower attachment, fully tiled walls, tiled flooring, heated towel rail, extractor fan, inset ceiling spotlights, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

11' 10" x 11' 8" max (3.61m x 3.56m max)

Built-in storage wardrobe, radiator, carpet flooring, television point, UPVC double glazed window overlooking the front aspect.

Bedroom 3

8' 8" x 8' 1" (2.64m x 2.46m)

Built-in storage wardrobe, radiator, carpet flooring, television point, UPVC double glazed window overlooking the front aspect.

Family Bathroom

Four-piece suite comprising vanity unit with inset hand wash basin and storage under, low level w.c, panelled bath and separate shower cubicle with inset tiling, rainfall style showerhead and additional hand-held shower attachment, shaver point, fully tiled walls, tiled flooring, heated towel rail, extractor fan, inset ceiling spotlights, UPVC double glazed window overlooking the side aspect.

Outside

This contemporary home is approached via a block-paved driveway, which provides off-road parking for two vehicles to one side with an integral garage to the opposing side. A recessed entrance porch gives access to the main entrance door.

The property benefits from fully enclosed wrap-around gardens, which are laid to mainly to lawn with a paved patio seating area, pathways and plant and shrub bed borders.

Integral Garage

15' 7" max x 11' 7" max (4.75m max x 3.53m max)

Up and over door to the front aspect, integral door opening to the entrance hall, power and lighting connected.

Location

The semi-rural village of Pentney is located about halfway between the market towns of 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 D.

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



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welcome to

Oakland Cottages, Pentney Lane, Pentney

- Modern 3 bedroom detached house in non-estate, semi-rural village location
- Enclosed, wrap-around gardens
- Off-road parking and integral garage
- Open-plan kitchen/dining room with integrated appliances
- Dual aspect master bedroom with en suite shower room and walk-in wardrobe

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£300,000



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Property Ref:
SFM110055 - 0009

directions to this property:

Leave Swaffham via the A47 towards King's Lynn. Pass the village of Narborough and take the left hand turn signposted 'Pentney Lane'. The property will be found along on the right hand side, identified by our William H Brown "For Sale" board.



Please note the marker reflects the postcode not the actual property

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