



**Wesleyan Chapel, Narborough Road, Pentney, PE32 1JL**



**welcome to**

**Wesleyan Chapel, Narborough Road, Pentney**

An attractive 3 double bedroom converted chapel, boasting a superb mix of character features with more contemporary touches. Set in a semi-rural village and further benefitting from a modern open-plan kitchen/dining room, 19' dual aspect lounge, ground floor w.c, gardens, off-road parking and more!



**Accommodation:**

Chapel style timber external entrance door opening into:

**Entrance Area**

Spotlighting, latch door opening to the sitting room, opening to the kitchen/dining room, further latch door opening to:

**Ground Floor W.C**

Suite comprising low-level w.c with chain flush system, hand wash basin, wooden flooring, part wooden wall panelling, stained glass window to the front aspect.

**Lounge**

Inset wood burning stove, wooden flooring, two radiators, TV and telephone points, UPVC double glazed windows to the side aspect and two chapel style windows to the rear aspect with wall mounted shutters.

**Dining Area**

Exposed timber beams, wooden flooring, radiator, staircase rising to the first floor landing with under-stairs storage cupboard, two stained glass windows to the front aspect, breakfast bar, open-plan to:

**Kitchen**

A range of shaker style wall and floor mounted fitted kitchen units with solid wood work surfaces over, inset 1 1/2 bowl ceramic sink and drainer with mixer tap over, built-in double oven and induction hob with cooker hood over, space and plumbing for a dishwasher and washing machine, integrated fridge-freezer, wooden flooring, radiator, spotlighting, exposed timber ceiling beam, leaded stained glass window to the rear aspect, UPVC double glazed obscure glass external entrance door opening to the rear aspect.

**First Floor Landing**

Built-in storage cupboard, carpet flooring, exposed timber ceiling beam, latch doors opening to all bedrooms and the family bathroom.

**Bedroom 1**

Vaulted ceiling, radiator, exposed timber ceiling beams, carpet flooring, roof window with fitted blinds.

**Bedroom 2**

Fitted wardrobes, radiator, exposed timber ceiling beams, carpet flooring, roof window with fitted blinds.

**Bedroom 3**

Wardrobe storage space, radiator, exposed timber ceiling beams, carpet flooring, roof window with fitted blinds.

**Family Bathroom**

Stunning bathroom suite comprising low level w.c, vanity hand wash basin with storage under, walk-in double shower cubicle with glazed shower screen and mains connected shower over, heated towel rail, laminate flooring, roof window.

**Outside**

To the front of this eye-catching property there is a low maintenance garden area with a step up to the main entrance door. To the side, a driveway provides off-road parking.

The property benefits from a Chapel style courtyard garden which is low maintenance with raised flower beds around the border, a log store, the oil tank and shed storage are housed in the garden.

**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.

**Council Tax Band**

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welcome to

## Wesleyan Chapel Narborough Road, Pentney

- A stunning 3 bedroom semi-detached converted chapel
- Presented in excellent condition throughout
- Dual aspect lounge with inset wood burning stove
- Character features including stained glass windows & exposed beams
- Modern, open-plan fitted kitchen/dining room

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers in excess of

**£325,000**



### directions to this property:

Leave Swaffham via the A47, travelling towards King's Lynn, passing the village of Narborough. Pass the turning for the Norfolk Woods Resort & Spa on the right hand side and take the next left hand turn onto Pentney Lane, towards the village of Pentney. At the T-junction on the bend of Narborough Road, turn right and continue along, the property can be found, set back off the road, 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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