



2 Foxes Cottages, Narborough Road, Pentney

King's Lynn PE32 1JH

£285,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Tucked away in the charming rural village of Pentney, this beautifully presented semi-detached modern home is one that instantly feels welcoming, a place where you can arrive, exhale, and imagine life unfolding with ease. Whether you're taking your first step onto the property ladder or searching for a comfortable family home with room to grow, this is a house designed to make everyday living feel effortless.

From the moment you arrive, the home makes a strong first impression. Its handsome exterior and neatly maintained driveway hint at the care and attention that continues throughout. Step inside and you're greeted by a warm, inviting entrance hall, perfectly practical, with plenty of space for muddy boots, coats, and all the paraphernalia of busy village life, allowing you to leave the day behind as you move further into the home.

The living room is a space made for switching off. Light the wood-burning stove, draw the curtains, and settle in, this is where cosy evenings, quiet weekends, and relaxed family time naturally gravitate. It's a room that wraps around you, offering comfort, warmth, and a sense of calm.

At the heart of the home sits the modern kitchen/dining room, a space that effortlessly blends style with practicality. With ample storage and generous worktop space, it's designed to keep pace with everyday life while remaining sleek and inviting. There's room for a dining table too, making this the natural hub of the home, from homework sessions and quick midweek meals to lingering dinners and entertaining friends. A handy storage cupboard and a convenient cloakroom complete the well-thought-out ground floor.

Upstairs, the sense of space and quality continues. The principal bedroom is a peaceful retreat, a generous double that feels calm and relaxing, enhanced by its own en-suite shower room for that extra touch of everyday luxury. Bedroom two is another excellent double, ideal for family or guests, while the third bedroom is a spacious single currently used as a dressing room and home office, a flexible space that can easily adapt to your needs. The contemporary family bathroom, complete with a stylish four-piece suite, finishes the interior beautifully.

Outside, the rear garden perfectly complements the home's interior. Enjoying a good level of privacy, it offers a patio area ideal for alfresco dining and summer entertaining, alongside a lawn that's perfect for children, pets, or simply relaxing in the sunshine. To the side of the house, a low-maintenance area provides a discreet spot for bin storage and a wood store, keeping everything neat and organised.

This home delivers more than just good looks. Thoughtful additions by the current owners include all-weather power points in the garden and a boarded loft with shelving, offering excellent extra storage and enhancing the home's already impressive practicality.

Bright, spacious, beautifully presented and easy to live in, this is a home that truly works for modern life, all set within one of Norfolk's most picturesque and desirable rural villages. A place where you can slow down, settle in, and feel right at home.

Tenure: Freehold

Property Type: Semi Detached House

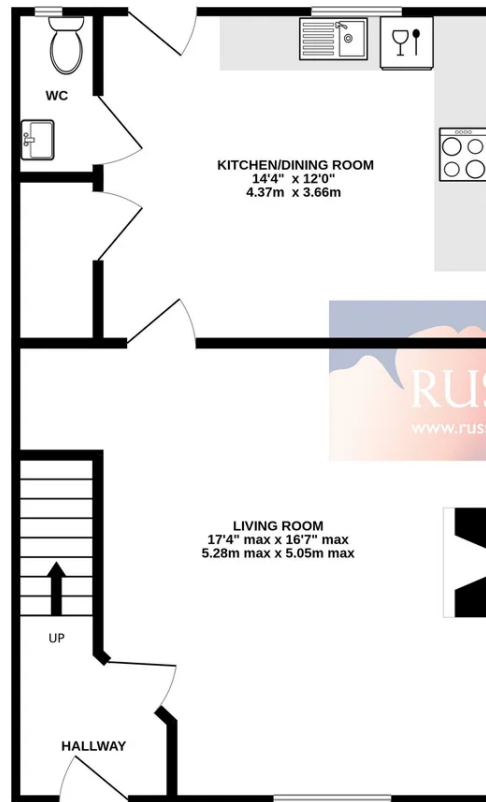
- Semi-Detached House
- Three Bedrooms
- Wonderfully Presented - Move in Ready
- Fabulous Rural Setting
- Ideal First or Family Home
- Off-road Parking
- Private Rear Garden
- Modern Air-Source Heat Pump
- En-suite to Main Bedroom
- Woodburning Stove - Perfect for Cosy nights in

Disclaimer

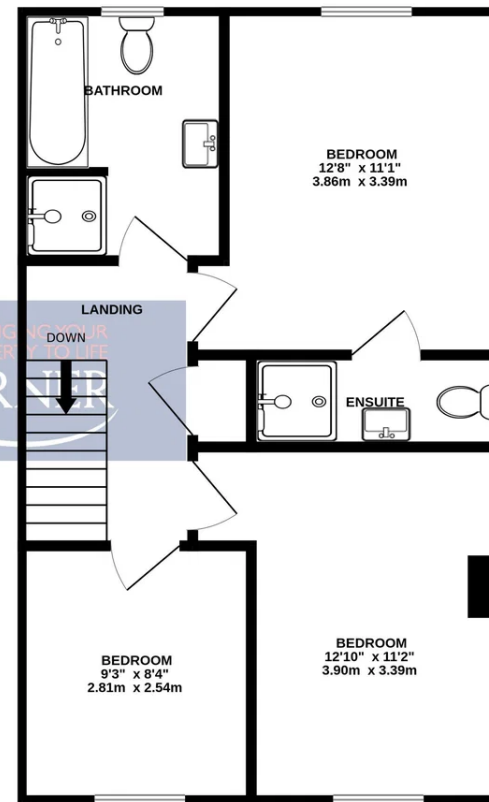
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2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
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GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 sq.m.) approx.

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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