



Autumn Cottage, Narborough Road, Pentney, PE32 1JL

welcome to

Autumn Cottage, Narborough Road, Pentney

Spacious and well-presented, a 4 double bedroom detached family home, providing substantial accommodation in a non-estate, village location. This wonderful abode boasts 2 reception rooms, extensive off-road parking, detached double garage, well-tended gardens and more!!



Accommodation:

UPVC double glazed external entrance door opening to:

Entrance Porch

Tiled flooring, two windows to side.

Entrance Hall

Staircase rising to the first floor landing, radiator, under stairs storage cupboard, radiator, doors opening to the dining room, kitchen, further door opening to:

Lounge

Feature fireplace with inset wood burner and tiled hearth and brick surround, two radiators, television point, carpet flooring, dual aspect with UPVC double glazed windows to the front side aspect, part glazed door opening to the conservatory

Conservatory

Of brick base construction with hard wood framed windows over, tiled flooring, power sockets ceiling fan light, UPVC double glazed door opening to the garden.

Dining Room

Radiator, carpet flooring, UPVC double glazed window to front aspect

Kitchen

A comprehensive range of shaker style wall and floor mounted fitted kitchen units with work surfaces over, inset ceramic sink and drainer with mixer tap, tiled splash backs and surrounds, built-in eye-level double oven and ceramic hob with concealed cooker hood over, integrated freezer, space for free standing fridge, radiator, tile effect flooring, radiator, UPVC double glazed windows to the rear, door opening to:

Utility Room

A further range of floor mounted fitted units with work surfaces over, stainless steel sink and drainer with mixer tap, plumbing for washing machine and space for a tumble dryer, tile effect flooring, UPVC

double glazed window to the rear aspect, part glazed external entrance door opening to the rear garden.

Ground Floor Cloakroom W.C

Suite comprising low level w.c, vanity hand wash basin with storage under, tile effect flooring and part tiled walls, UPVC double glazed window to the side aspect.

First Floor Landing

Radiator, carpet flooring, loft access, double glazed roof window, doors opening to all bedrooms and the family bathroom.

Master Bedroom

Built-in wardrobes, radiator, television point, carpet flooring, UPVC double glazed window to the side aspect, door opening to:

En Suite Shower Room

Modern suite comprising low level w.c, vanity hand wash basin with storage under, double shower cubicle with wall mounted shower over, tiled flooring, heated towel rail, UPVC double glazed window overlooking the rear aspect.

Bedroom 2

Radiator, built in wardrobe, carpet flooring, UPVC double glazed window to front aspect.

Bedroom 3

Radiator, carpet flooring, UPVC double glazed windows overlooking the rear aspect.

Bedroom 4

Radiator, carpet flooring, UPVC double glazed windows overlooking the front aspect.

Family Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under, corner bath with mixer tap, heated towel rail, tiled walls, UPVC double glazed window to the rear aspect.

Outside

The property is approached via a large shingle driveway with turning spur, which provides ample off-road parking and access to the double garage. The property sits on a large plot with a well-stocked front garden with raised planter beds and hedges to the border.

The rear garden is a particular feature of this property and is mainly set to lawn, a paved patio seating area is located towards the middle of the garden, the garden is interspersed with flowers, plants and shrubs with a greenhouse, storage shed, the oil tank and a feature fish pond are located towards the bottom of the garden, the rear garden backs onto open fields which normally have a scattering of livestock.

Detached Double Garage

Pitched roof, twin electric garage doors, power sockets, lighting, personal door opening to 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

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.



view this property online williamhbrown.co.uk/Property/SFM110880



welcome to

Autumn Cottage Narborough Road, Pentney

- Substantial 4 double bedroom detached house
- Dual aspect lounge with inset wood burner
- En suite shower room, family shower room and ground floor cloakroom w.c
- Contemporary kitchen and utility room
- 12 Photovoltaic (PV) solar panels

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£480,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110880



Property Ref:
SFM110880 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

Leave Swaffham via the A47 towards King's Lynn, taking the left hand turn into the village of Narborough. Proceed through the village, passing the bus stop and take the left hand turn at the Ship Inn Chinese restaurant. Continue along this road into the village of Pentney, bearing left around the sharp bend along Narborough Road. The property will be found on the right hand side.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williamhbrown.co.uk