



Back Road | Pentney | King's Lynn

PLOT 3 - Meadow View

Floor Area approx 2820 sq ft inc garage

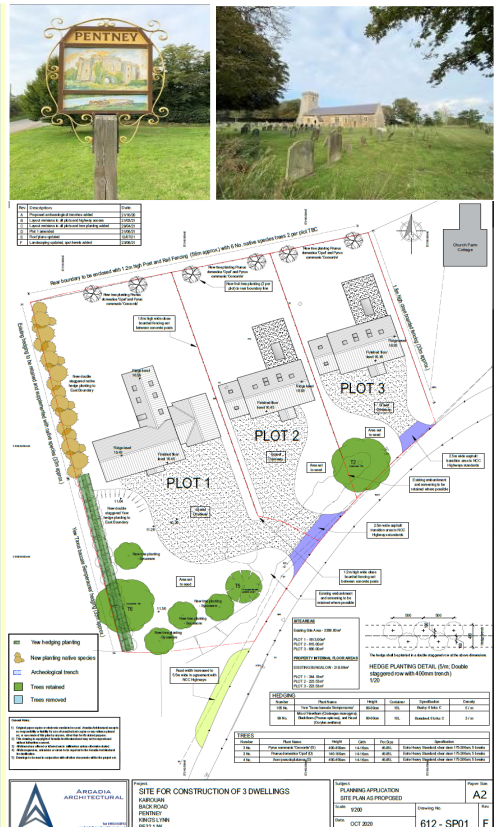
An exclusive new build of
3x detached 4/5 bedroom houses
over three floors with spacious & bright
open plan ground floor layout.

Set in a quintessential Norfolk village lane, next
to the church
and backing onto fields providing panoramic
views.

Finished to a high specification including air
source heat pumps with underfloor heating to
the ground floor.

Offers in Excess of £600,000

Folio: B/505ts



- Entrance Hall
- Kitchen / Dayroom
- Garden Room
- Dining Room / Study
- Utility & Downstairs WC



- 4 Bedrooms with Ensuite to Master
- Attic Room / Bedroom 5
- New Build - High Specification
- Air Source Heat Pump - Underfloor Heating to GF
- 10 Year Warranty

Pentney is a moderate sized village conveniently located off the A47 in West Norfolk. This location offers residents rural living and access to the surrounding Norfolk countryside whilst still being within a 20 minute drive of a range of amenities provided in the nearby towns of King's Lynn & Swaffham including supermarkets, restaurants and smaller independent retailers with the nearest primary school being in the neighbouring village of Narborough, a 5 minute drive away. King's Lynn town also benefits from a mainline railway with direct links to London Kings Cross via the cities of Ely & Cambridge.

Plot 3 is part of a new development of 3 detached, executive residences which are to be built on the site of a former bungalow next to the village church and backing onto fields.

Oak doors, skirtings & architrave throughout

Painted staircase with oak handrail

Tiled floors to entrance hall, kitchen, utility and bathrooms / ensuite

Carpets to all other rooms

White sanitary ware throughout

Underfloor heating to the ground floor with air source heat pump. Radiators to the remaining floors

Air conditioning unit in the garden room

Electric car charging unit

Shaker style kitchen with island and splash backs

Combination of solid oak and granite worktops

Pressurised hot water system

Decorated in a neutral style – Ivory Spray



INDICATIVE PHOTOS



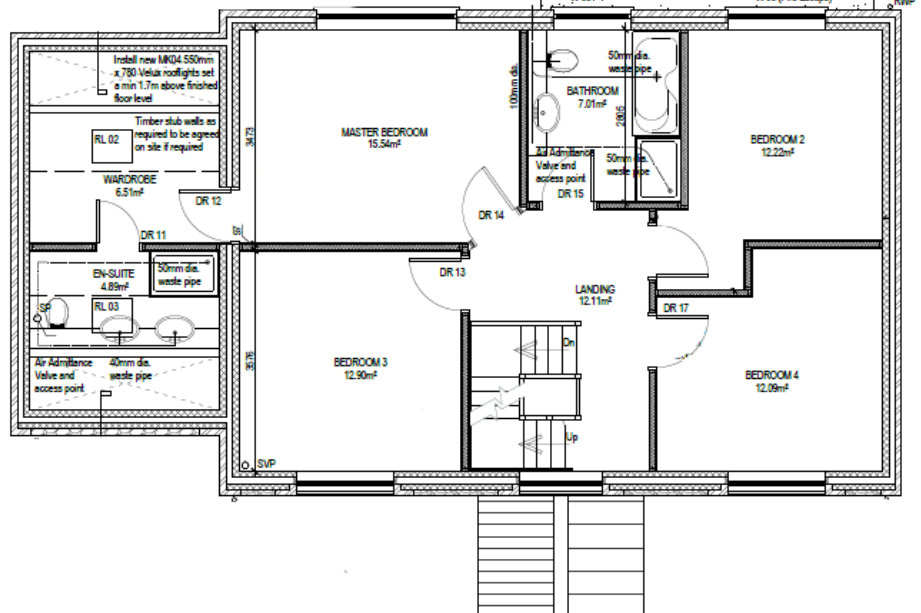
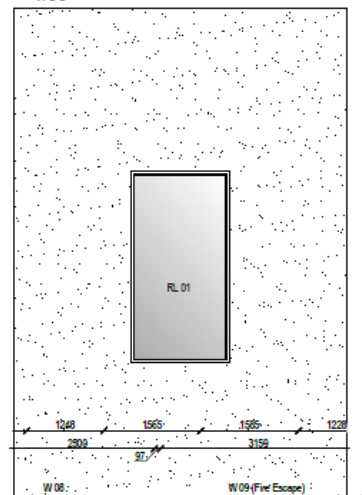
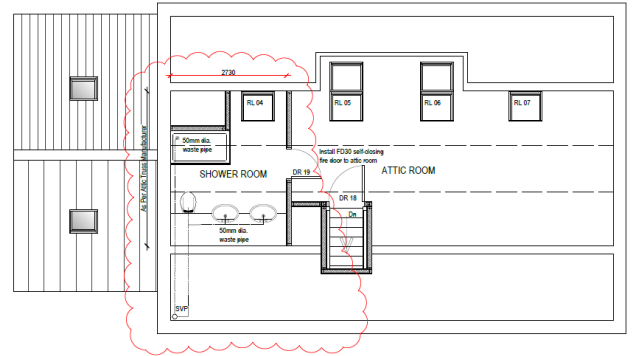
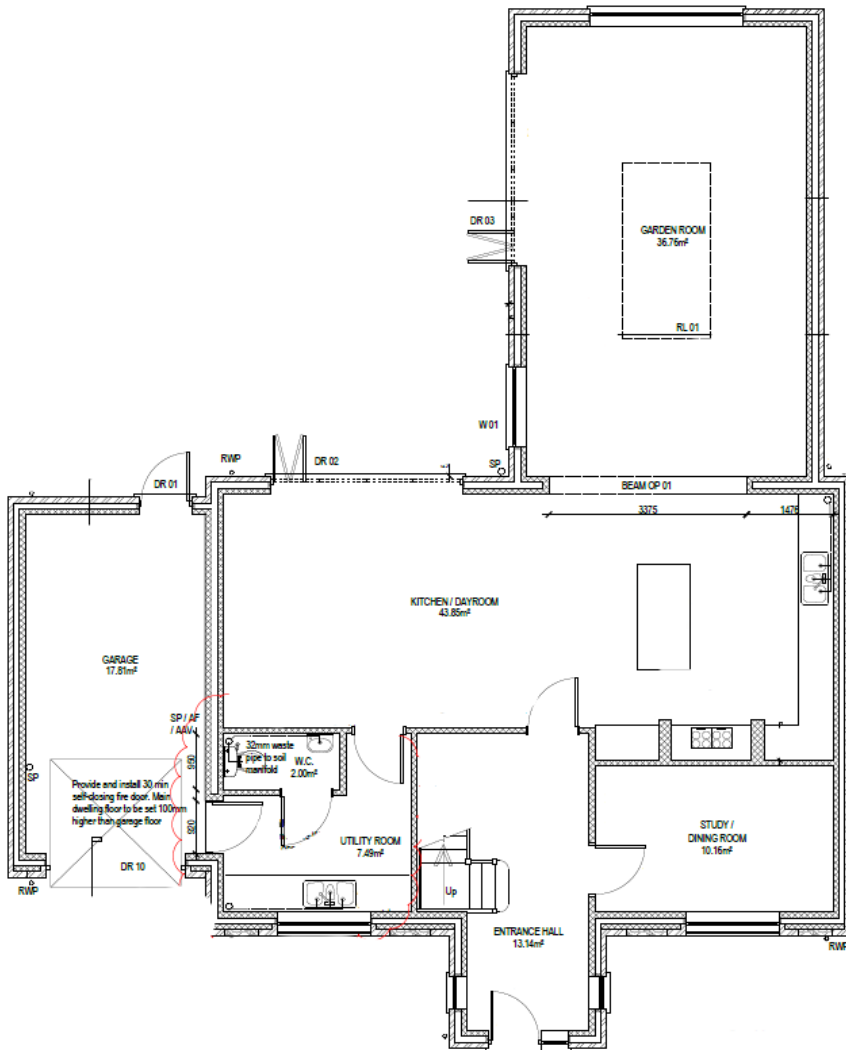
INDICATIVE PHOTOS



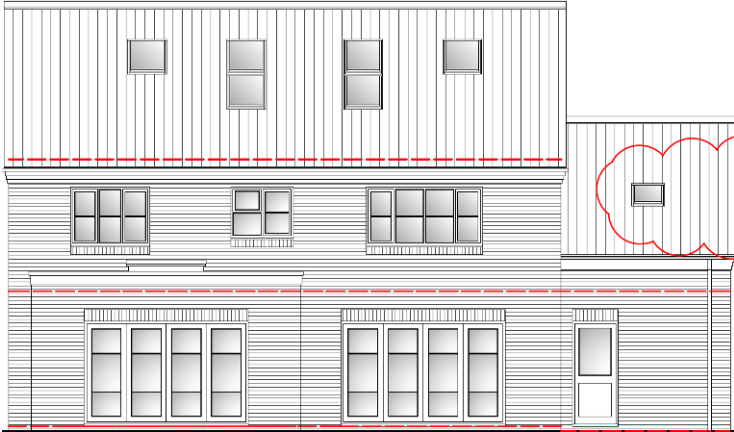
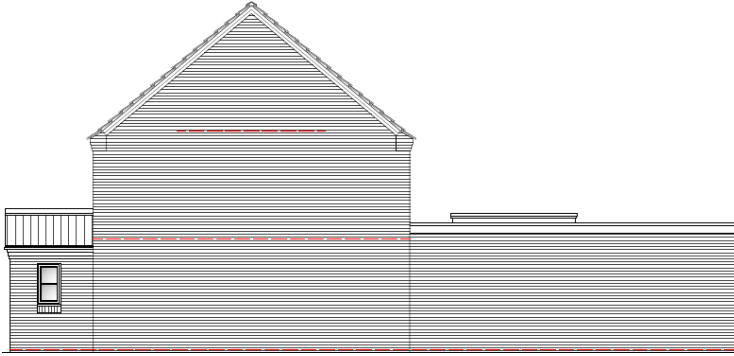
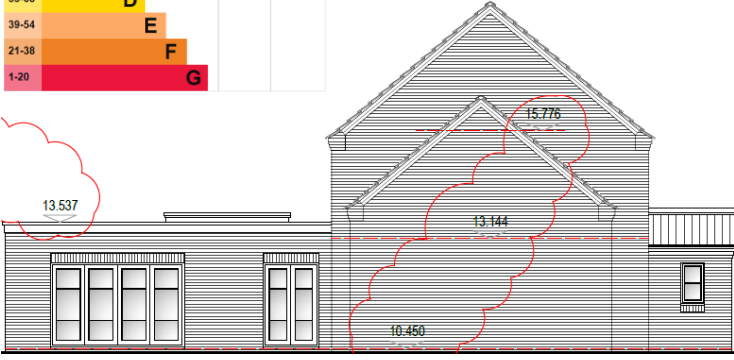
Proposed Floor Plans

For illustrative purposes only

BOUNDARY LINE



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode. – To be assessed.

Services Mains water & electricity are understood to be available. Foul drainage to be via a newly installed independent Klargestar system. These services and related appliances have not been tested.

Council Tax To be assessed.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

No.	Description	Date
A	Proposed architectural drawings issued	23/10/20
B	Final revision of all drawings issued	23/10/20
C	Final revision of all drawings issued	23/10/20
D	Final revision of all drawings issued	23/10/20
E	Final revision of all drawings issued	23/10/20
F	Final revision of all drawings issued	23/10/20

LEGEND

- New hedging planting
- New planting native species
- Archaeological trench
- Trees retained
- Trees removed

DETAILS

STAIRCASE
Building Size Area: 3.88m²
PLOT 1 - 983.00m²
PLOT 2 - 895.00m²
PLOT 3 - 480.00m²

PROPERTY INTERNAL FLOOR AREAS
EXISTING INTERNAL G.W.: 218.00m²
PLOT 1 - 346.00m²
PLOT 2 - 333.00m²
PLOT 3 - 225.00m²

HEDGING

Number	Plant Name	Height	Colour	Quantity	Cost/lt
100 No.	New 'Yew' hedge (approx. 1.2m high)	1800mm	Green	Double 1.5m x C	£1.75
99 No.	New 'Yew' hedge (approx. 1.2m high)	1800mm	Green	Double 1.5m x C	£1.75

TREES

Number	Plant Name	Height	Colour	Quantity	Cost/lt
1 No.	Yew (approx. 1.2m high)	1800mm	Green	1 x 1.5m x C	£1.75
1 No.	Yew (approx. 1.2m high)	1800mm	Green	1 x 1.5m x C	£1.75
1 No.	Yew (approx. 1.2m high)	1800mm	Green	1 x 1.5m x C	£1.75

Project: SITE FOR CONSTRUCTION OF 3 DWELLINGS
Client: KARCUM BACKROAD PENTNEY KING'S LYNN PE32 1JW

Subject: PLANNING APPLICATION
Site Plan AS PROPOSED

Date: 9/200
Drawing No.: 612 - SP01
Revision: A2

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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villages of North West Norfolk

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