



THE STORY OF

The Ridings

Pentney, Norfolk

SOWERBYS

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The Ridings

Back Road, Pentney,
Norfolk, PE32 1JW

Detached Family Home

Beautiful Carrstone Frontage

Four Double Bedrooms

Family Bathroom and En-Suite

Sitting Room with Electric Fireplace

Open-Plan Kitchen/Dining Room

Separate Study/Playroom

Garage and Off Road Parking

Beautifully Landscaped Garden

Situated on a Country Lane with
Views of the Norman Church

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“The kitchen/dining room has been great for bringing the family together.”

Nestled down a quiet lane, in a picturesque village, The Ridings is a loving family home which has been sympathetically enhanced over the past four years.

From the front, the property exudes the beauty and charm typical of a modern Norfolk build, with its symmetrical Carrstone frontage makes a striking statement.

As you step inside, a warm ambiance envelops you. The beautifully decorated sitting room welcomes you in. With open access to the kitchen/dining room, a window to front which floods the room with natural light, and an electric fire place – this is an ideal space to retreat to and unwind.



The open-plan kitchen/dining room, located towards the rear of the house, is the heart of the home. Featuring ample workspace for preparing family meals, french doors which open out to the rear garden, and a spacious dining area where children can complete their homework before dinner, this space caters for all.

The separate study is perfect for those requiring a dedicated workspace. Alternatively, this versatile room can easily be transformed to suit your needs and be used as a playroom, hobby room, or a snug.

“We love the sitting room, it’s open and airy yet still cosy.”





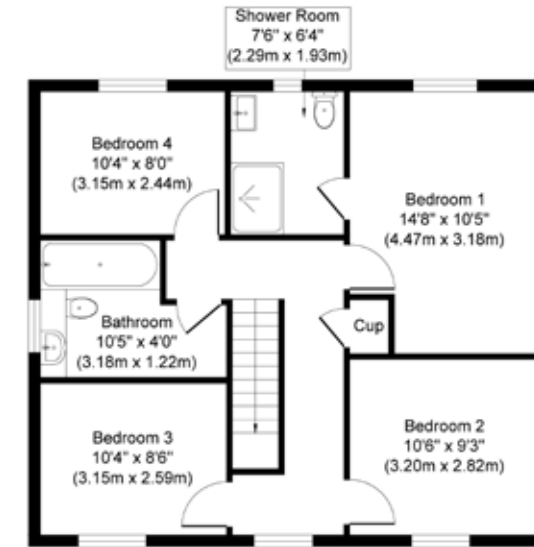
Ascending to the first floor, the landing grants access to four double bedrooms and a family bathroom. The principal bedroom enjoys the added luxury of an en-suite shower room.

The outdoor space has been thoughtfully designed for low maintenance. At the front, a block-paved driveway offers off road parking, softened by surrounding lawn and flower beds. There is also a garage and further driveway located to the rear, which is accessed via a shared driveway.

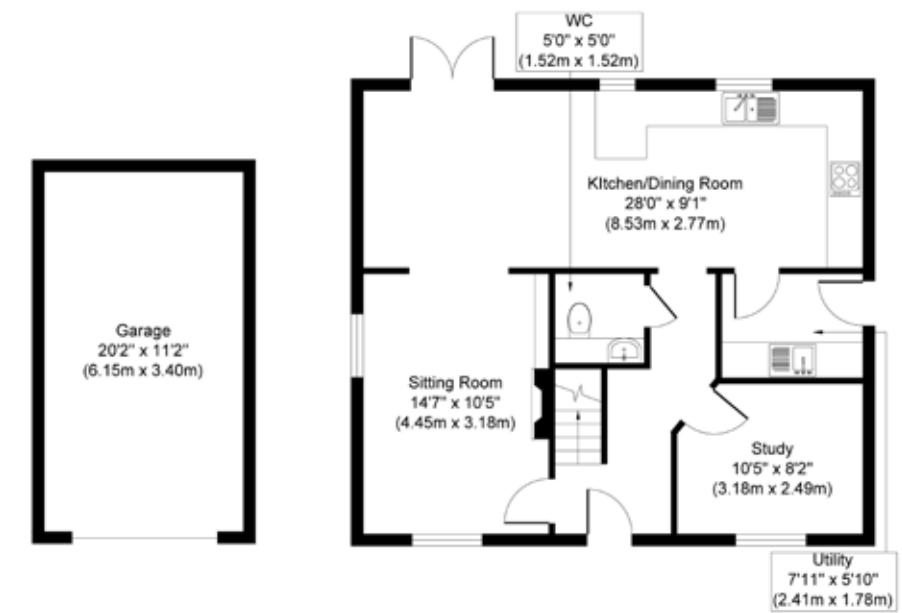


The rear garden has been beautifully landscaped. A patio area beckons for summer barbecues, while artificial grass ensures ease of maintenance. Flower beds further enhance the garden, creating a superb space which invites you to enjoy the outdoors and relax.





First Floor
Approximate Floor Area
695 sq. ft
(64.56 sq. m)



Garage
Approximate Floor Area
225 sq. ft
(20.90 sq. m)

Ground Floor
Approximate Floor Area
695 sq. ft
(64.56 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Pentney

IN NORFOLK
IS THE PLACE TO CALL HOME



A picturesque, ancient village with a rich history that can be traced back to the time of William of Normandy. Pentney, mentioned in the Domesday

book, exudes a timeless charm which is sure to captivate visitors and residents alike.

As you approach Pentney, your attention will be immediately drawn to the imposing structure which is none other than the Gatehouse of Pentney Abbey, a significant historical site for the village. Pentney Abbey was once an Augustinian Priory for nearly 500 years, from 1075 to 1534, before its Suppression by King Henry VIII. Today, the Gatehouse stands as a testament to the abbey's former grandeur and provides a glimpse into the village's storied past.

Pentney offers a harmonious blend of old-world charm and modern convenience. Just along the road from the property are the village hall and church, and there is a play area nearby. The lane is often used by riders, hacking out from the nearby livery yard. The village boasts a relaxed, rural lifestyle which appeals to those seeking

tranquillity. There are shops at Narborough and Norfolk Woods, and there is a bar at Pentney Lakes. With all the necessary amenities within a 15-minute drive, residents can enjoy the comforts of modern living while still revelling in the village's idyllic atmosphere.

Less than nine miles away, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



Swaffham

“It's great being nestled between King's Lynn and Swaffham.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Air source central heating with underfloor heating to the ground floor.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 9438-5948-7372-6418-9934

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///general animator acrobats

AGENT'S NOTE

The owners have right of way over the shared driveway, which leads to the garage located to the rear of the property.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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