



THE STORY OF  
**2 Valentine's Yard**

*Pentney, Norfolk*

**SOWERBYS**

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THE STORY OF

# 2 Valentine's Yard

Pentney Lane, Pentney,  
PE32 1JE

Modern, Detached Family Home

A 25ft Kitchen/Dining Room with  
an Adjoining Utility Room

Sun Room with Bi-Fold Doors to the Rear Garden

Separate Sitting Room

Four Double Bedrooms

En-Suite to Principal Bedroom

Fully Landscaped Garden

Garage, Carport and Off Road Parking

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“The garden is beautiful, it’s been fully landscaped since we bought the home.”

Nestled in a quiet location with a private drive, this home offers tranquillity and seclusion.

Built just five years ago, and still covered by a ten year warranty, 2 Valentine's Yard stands proudly as a well-appointed family home.

The reception hall greets you with a sense of space and naturally guides you towards the kitchen/dining room, which seamlessly connects to the sun room. The kitchen offers ample dimensions and is well-equipped with generous workspace for avid cooks. This area also has room for the addition of a butcher's block or a

kitchen island.

A favourite spot for our sellers is the sun room, where you can invite the outside in and enjoy views of the landscaped garden.

For those seeking a quieter space to retreat to, the front sitting room has a calm ambience, making it the ideal space to unwind.

Moving to the first floor, the landing leads to four double bedrooms and the family bathroom. The principal bedroom boasts built-in wardrobes as well as an en-suite shower room.



“The sun room is a favourite of ours to relax and see the birds. It’s so peaceful and quiet.”

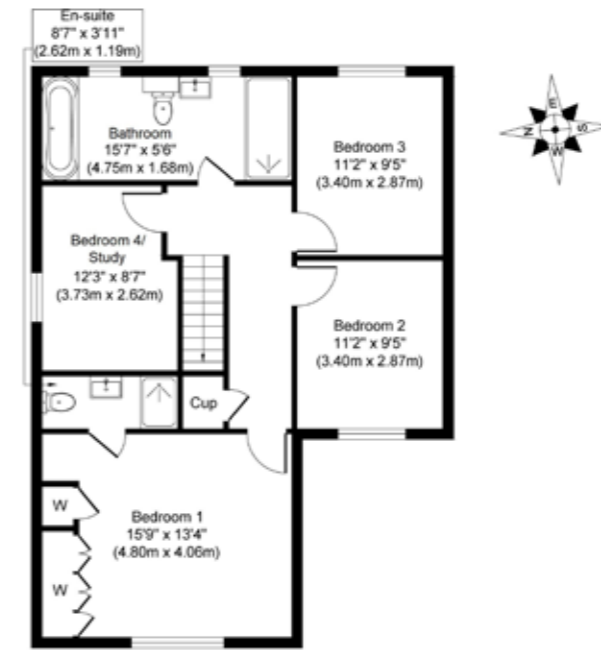




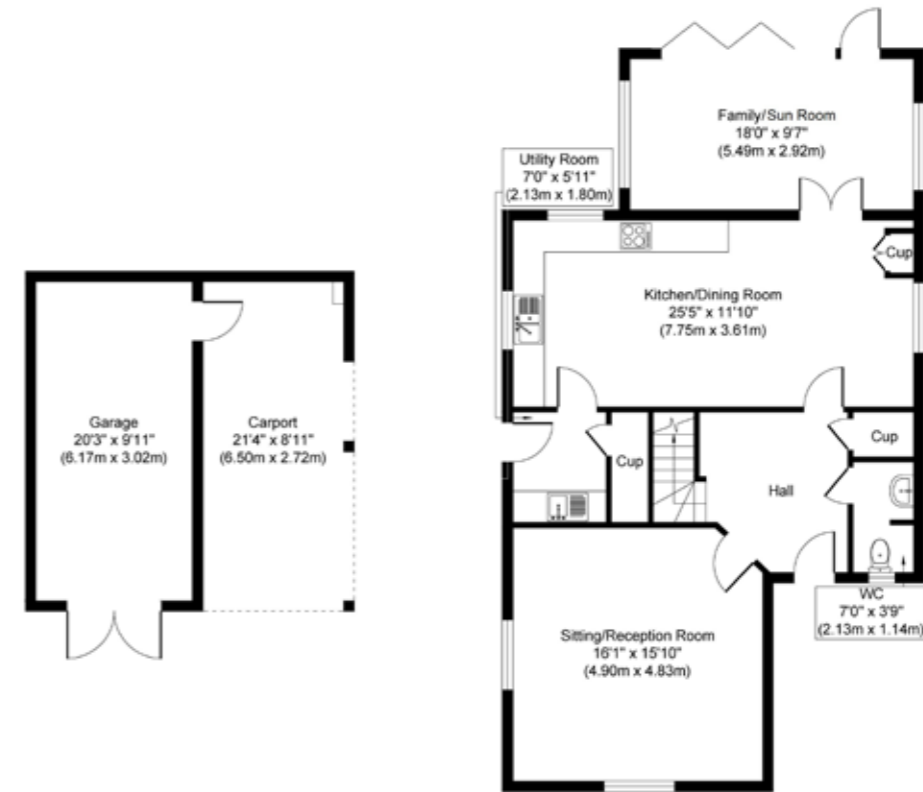
Outside, the space has transformed into a low-maintenance retreat, adorned with colours and strategically positioned trees to enhance privacy. The front features a gravel drive leading to the carport and garage, offering ample off road parking.

“Three words to describe our home would be economical, warm and comfortable.”

This well-appointed, spacious family home comes to the market purely due to our sellers desire to move closer to family, and now awaits someone new to make memories here.



First Floor  
 Approximate Floor Area  
 777 sq. ft  
 (72.22 sq. m)



Garage  
 Approximate Floor Area  
 395 sq. ft  
 (36.68 sq. m)

Ground Floor  
 Approximate Floor Area  
 962 sq. ft  
 (89.36 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



Brancaster Beach

“We love to visit Brancaster beach for a day out!”

THE VENDOR



## SERVICES CONNECTED

Mains water and electricity. Drainage via treatment plant. Heating via air source central heating with underfloor heating to ground floor. Solar panels.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

C. Ref:- 0352-3859-7398-9798-3261

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: ///movements.error.jams

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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