



THE STORY OF

The Laurels

Pentney, Norfolk

SOWERBYS

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The Laurels

Narborough Road, Pentney, Norfolk
PE32 1JH

Modern Detached Bungalow

Air Source Heating with Underfloor Heating Throughout

Open Plan Kitchen/Family Room

Separate Dining Room

Four Double Bedrooms

Two En-Suites And a Family Bathroom

Off-Road Parking and a Double Garage

Quiet Location

Fully Enclosed and Private Garden

Sold with No Upward Chain

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“This has been a lovely, warm and relaxing place to call home.”

The Laurels stands as a much-loved home in a tranquil location. This spacious property, which was a downsize for our clients, is a convenient proximity to nearby towns such as Swaffham, Downham Market, and King's Lynn - helping make it a cherished family abode.

Our vendors knew they wanted this home from the moment they saw it. The appeal lies not only in its village placement but also in the serene location.

As a modern bungalow, it boasts air source heating and underfloor heating, optimal configuration for a retired couple, especially in a home with low-maintenance living.

Around the home is a distinct Norfolk ambiance with the beautiful brick and flint exterior of the bungalow. Noteworthy is its captivating architectural design, featuring floor-to-ceiling windows and strategically positioned up and down lights, leaving the home with an aesthetically elevated allure.



The open-plan kitchen/family room stands as the unequivocal focal point, a gathering space for all. Adorned with expansive doors leading to the rear garden, a well-appointed kitchen, and seamless access to the formal dining room, its unsurprisingly been a much-loved space within the home.

The bedrooms, marked by commendable proportions, include a principal bedroom to the front, distinguished by a full glass wall offering views of the drive and surrounding fields. Enhanced by a vaulted ceiling and a dedicated en-suite, it encapsulates a superlative living experience. At the opposite end of the bungalow are the remaining three bedrooms, with one having its own en-suite two whilst the others share the family bathroom.

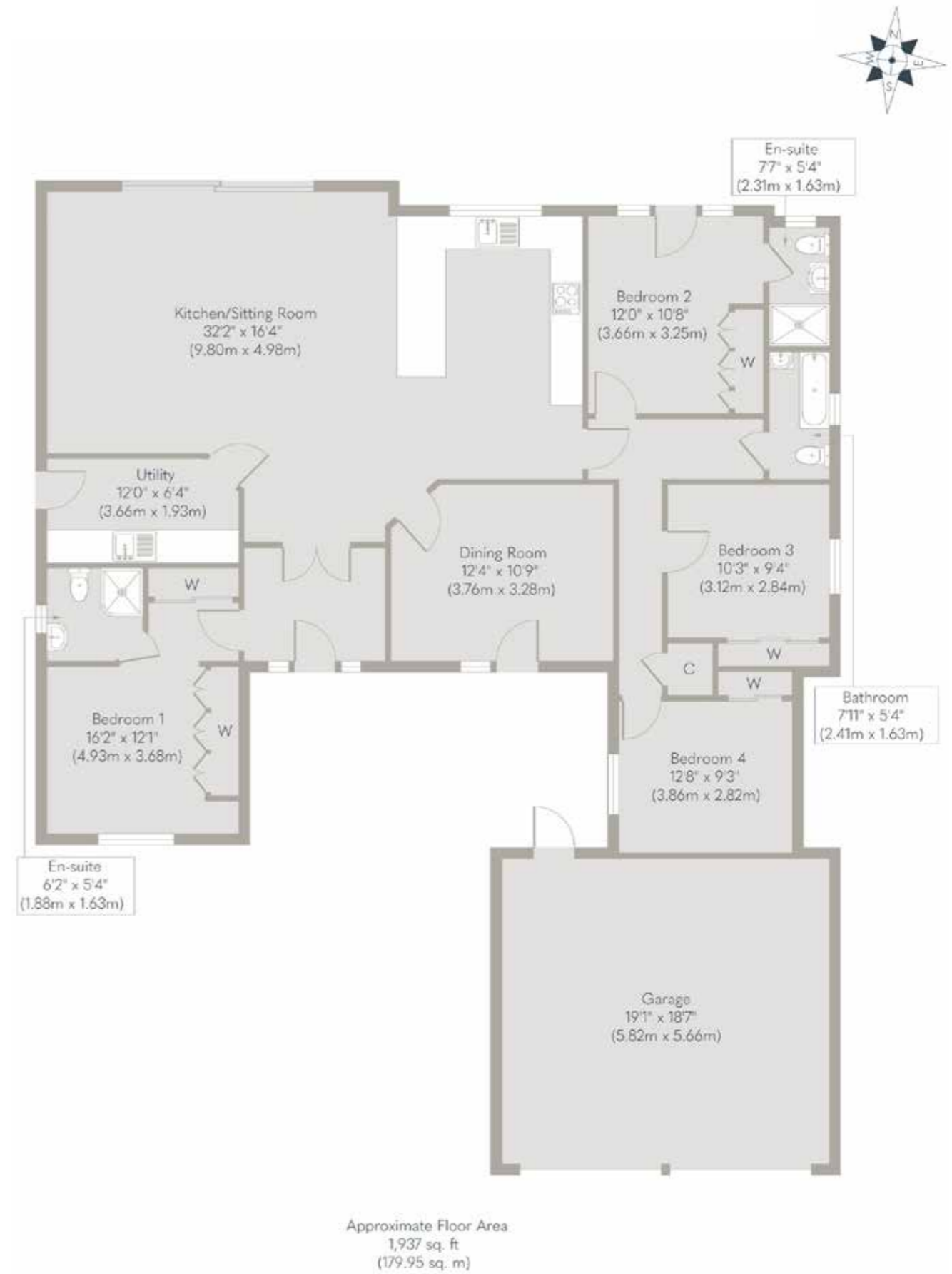


Thoughtfully designed for low maintenance, the outdoor space means you can enjoy your surroundings without too much work.

A spacious gravel drive at the front allows for ample parking and grants access to the double garage. The enclosed rear garden, a sanctuary of privacy and a sun-soaked retreat, features a patio area and a lawn. Completing the ensemble is a hot tub, providing a space of enjoyment for all age groups.

Presenting a modern bungalow in a serene Norfolk countryside location, this home comes to market with no upward chain. The Laurels beckons a new custodian, offering immediate occupancy and the promise of a welcoming home.





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



"We have enjoyed living in a nice quiet village."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage.
Air source heating and underfloor heating throughout.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0154-3897-7831-9328-6145

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

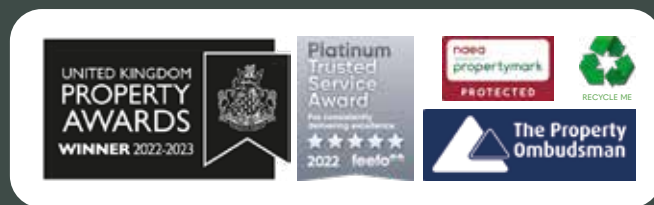
Freehold.

LOCATION

What3words: /// perch.wove.dozens

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