



**Brambling, Back Road, Pentney, PE32 1JW**

**welcome to**

**Brambling, Back Road, Pentney**

A beautifully presented 4 double bedroom detached bungalow, located in an idyllic non-estate position in the sought-after village of Pentney. Offering deceptively spacious accommodation with a lovely conservatory, modern fitted kitchen, utility room, en suite, separate bathroom and much more!



## Accommodation

Part glazed external entrance door opening to:

### Entrance Hall

Two storage cupboards, radiator, carpet flooring, doors the kitchen, three of the bedrooms, the family bathroom and a further door opening to:

### Lounge

Feature fireplace with marble effect hearth, television point, carpet flooring, UPVC double glazed window to the rear aspect.

### Kitchen / Dining Room

A comprehensive range of wall and floor mounted shaker style fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, integrated electric double oven and ceramic hob with cooker hood over, integrated fridge/freezer, integrated dishwasher, space for a free standing fridge/freezer, tiled flooring, inset ceiling spotlights, space for a dining table, UPVC double glazed window to the side aspect, UPVC double glazed French doors opening to the conservatory.

### Utility Room

A matching range of floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for a tumble dryer, tiled flooring, floor mounted oil fired central heating boiler, UPVC double glazed door opening to the side aspect.

### Conservatory

Of brick built construction with UPVC double glazed windows, roof fan lighting, power sockets, tiled flooring, Double doors opening to the garden.

### Bedroom 1

Radiator, carpet flooring, fitted wardrobes, television point, UPVC double glazed window to the front aspect, door opening to:

### En Suite Shower Room

Suite comprising low level w.c, hand wash basin, shower cubicle with bi-folding shower screen, tiled flooring, bathroom cabinet, UPVC double glazed window to the side aspect.

### Bedroom 2

Built-in wardrobe, radiator, carpet flooring, UPVC double glazed window to front aspect.

### Bedroom 3

Radiator, wood effect flooring, UPVC part glazed door opening to the garden.

### Bedroom 4

Radiator, carpet flooring, fitted wardrobes, UPVC double glazed window to side aspect.

### Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with shower attachment over, part tiled walls, heated towel rail, tiled flooring, UPVC double glazed window to side aspect.

### Outside

The property is approached via a large gravelled driveway, which provides ample off-road parking and the single garage and main entrance door. The remainder of the front garden is laid mainly to lawn with plant and shrub bed borders and external lighting.

The rear garden is well-stocked and mainly to lawn with a patio seating area, flower beds, some shrub beds, external lighting and access to the garage complete this completely private space.

### Garage

Side hinged doors providing access to storage cabinets, power sockets and lighting, the rear has been converted into a bedroom

### 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 C.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

## Brambling, Back Road, Pentney

- Eye-catching 4 bedroom detached bungalow
- Presented in immaculate condition throughout
- Contemporary kitchen and utility room
- En-suite shower and family bathroom
- Fully enclosed rear garden offering a good degree of privacy

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

**£375,000**



### directions to this property:

Leave Swaffham via the A47, travelling towards King's Lynn, passing the village of Narborough. Pass the turning for the Norfolk Woods Resort & Spa on the right hand side and take the next left hand turn onto Pentney Lane, towards the village of Pentney. At the T-junction on the bend of Narborough Road, turn right and continue along, turn right onto Back Road and continue past Jubilee Court, the property can be found, on the left hand side.



Please note the marker reflects the postcode not the actual property

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