



NEWSON & BUCK
ESTATE AGENTS

2 Oakland Cottages

Pentney Lane

Pentney

King's Lynn

Norfolk

PE32 1JE

£349,995

Newson & Buck are delighted to present 2 Oakland Gardens, a beautifully crafted new build three bedroom detached home, situated in a select development in the sought-after village of Pentney, just off the A47 with excellent transport links to King's Lynn, Swaffham, and Norwich. Constructed using attractive brick and traditional carstone, this high-specification property has been finished to an exceptional standard. The home features a modern open-plan kitchen/dining area with integrated appliances, a bright living room equipped with Bluetooth ceiling speakers, and high-efficiency double glazing throughout. The first floor boasts a luxurious master suite, complete with a private en-suite shower room and a walk-in wardrobe, alongside two further well-proportioned bedrooms and a sleek family bathroom. Environmentally conscious buyers will appreciate the inclusion of solar panels and a low-carbon air source heating system, enhancing energy efficiency and reducing long-term running costs. Further benefits include an integral garage with utility area, off-road parking, and a comprehensive CCTV security system for added peace of mind.

- Three bedroom Detached House
- Air Source Heating & Solar Panels
- Kitchen Diner
- Lounge
- Garage/Utility
- Off Road Parking
- Master bedroom with En-suite Bathroom and walk in wardrobe
- Modern Finishes throughout including inset bluetooth speakers



Entrance Hall

Composite entrance door, LVT herringbone flooring, underfloor heating, doors leading to

Living Room

8' 01" x 14' 08" (2.46m x 4.47m) LVT herringbone flooring, built in media wall, underfloor heating, inset Bluetooth speakers, inset spotlights, LED edge lighting, window to front aspect

Kitchen/Dining Room

20' 02" x 10' 11" (6.15m x 3.33m) LVT herringbone flooring, range of base and wall cabinets, integrated oven and microwave, integrated dishwasher, integrated fridge/freezer, induction hob with extractor over, Quartz worktops with breakfast bar, inset ceramic sink with Qouker Mixer Tap over, inset spotlights, inset Bluetooth speakers, under stairs storage housing CCTV system, underfloor heating

W/C

3' 05" x 7' 05" (1.04m x 2.26m) LVT herringbone flooring, inset spotlights, low level flush w/c, wall mounted hand basin

Garage/Utility

7' 10" x 15' 06" (2.39m x 4.72m) Concrete insulated flooring with underfloor heating, electric garage door, base cabinets with worktops and inset sink with mixer tap, washing machine and tumble dryer

Landing

Carpeted, window to side aspect, doors leading to

Master Bedroom

12' 06" x 10' 11" (3.81m x 3.33m) Carpeted, radiator, window to rear and side aspect, inset spotlights, inset Bluetooth speakers

En-Suite

5' 02" x 7' 03" (1.57m x 2.21m) Tiled flooring with tiled walls, walk in shower cubicle with rainfall shower and separate shower attachment, low level flush w/c, vanity unit with hand basin, inset spotlighting, Bluetooth speakers, towel radiator

Walk In Wardrobe

4' 09" x 7' 03" (1.45m x 2.21m) Carpeted, inset spotlighting,

Bedroom Two

11' 11" x 11' 05" (3.63m x 3.48m) Carpeted, radiator, window to front aspect, inset spotlights

Bedroom Three

9' 10" x 8' 08" (3.00m x 2.64m) Carpeted, radiator, window to front aspect, inset spotlights

Family Bathroom

6' 11" x 7' 05" (2.11m x 2.26m) Tiled walls and floor, shower cubicle with rainfall shower and separate shower attachment, back to wall freestanding bath tub, inset spotlights, inset Bluetooth speakers, low level flush w/c, vanity unit with hand basin

External

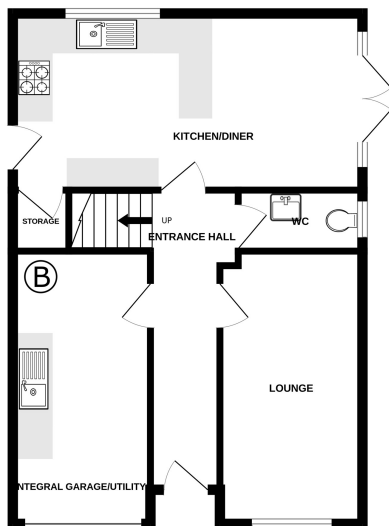
The front of the property provides a walkway to the front door as well as a driveway laid to shingle providing ample off road parking, EV charging point, the garden is laid to patio with a storage shed

EPC - C

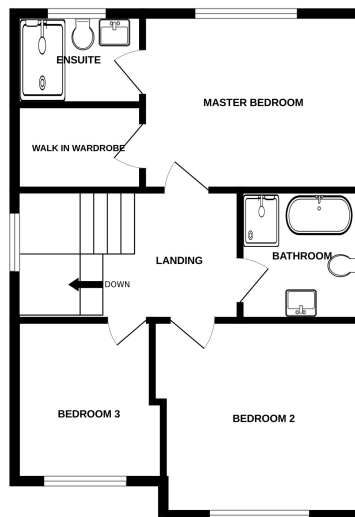
Council Tax Band - D



GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.9 sq.m.) approx.

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