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ESTATE AGENTS

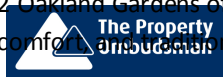


## 2 Oakland Cottages, Pentney Lane, Pentney, King's Lynn, Norfolk PE32 1JE

£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.

2 Oakland Gardens offers a rare opportunity to secure a premium-quality home in a peaceful village setting, combining sustainability, modern comfort, and traditional charm. Viewing is essential to appreciate the space, finish, and lifestyle on offer.



01553 775151



## 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

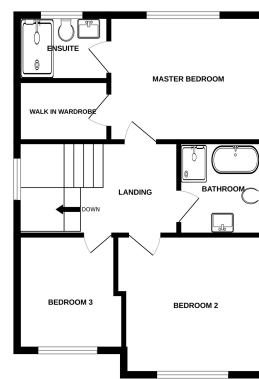
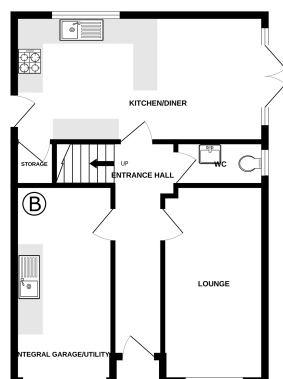
## En-Suite

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, underfloor heating



GROUND FLOOR  
568 sq.ft. (52.9 sq.m.) approx.

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



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, representations of area, volume, floor and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Floorplan 12/22