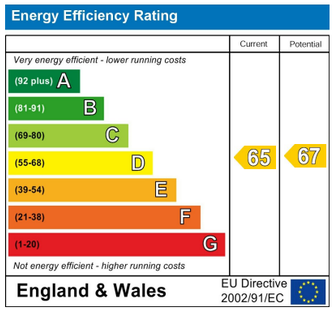
DIRECTIONS

SAT NAV: PE32 1FN



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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7 Abbey Lakes Close Pentney King's Lynn PE32 1FN

SCANDINAVIAN DESIGNED FOUR / FIVE BEDROOM PROPERTY BROUGHT OVER FROM FINLAND SET ON A LARGE PRIVATE PLOT WITH STUNNING VIEWS OVER THE LAKES

King's Lynn **£575,000 Freehold**

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PENTNEY LAKES
Set amidst the peaceful countryside of West Norfolk, Pentney Lakes is a truly distinctive private retreat, where tranquil waters, mature woodland and wide-open skies create an exceptional setting for those seeking a slower pace of life.
Centred around a collection of picturesque lakes, the development offers a unique blend of natural beauty, recreation and community. Days here can be spent enjoying the water, whether fishing, kayaking, paddleboarding or simply taking in the peaceful surroundings, while the surrounding grounds and rural lanes provide an idyllic setting for walking, cycling and exploring.

The lakes are home to an abundance of wildlife, with changing seasons bringing their own character to the landscape. From quiet mornings overlooking the water to long summer evenings spent outdoors, life at Pentney Lakes is defined by its connection to nature.
Adding to the sense of community is the on-site bar & restaurant, providing a relaxed place to meet with friends and neighbours, while the wider area offers a wealth of countryside, historic villages and attractions to explore.

Despite its wonderfully secluded feel, Pentney Lakes is conveniently positioned for everyday amenities and transport links. The nearby village of Pentney is steeped in history, while Narborough provides local facilities and King's Lynn, approximately nine miles away, offers an extensive range of shopping, dining and leisure amenities, together with direct rail services towards London.

Whether enjoyed as a private residence, a weekend escape or a holiday let, Pentney Lakes offers something increasingly rare — the opportunity to immerse yourself in nature, embrace life by the water and enjoy a genuine sense of peace, privacy and freedom.

Features: Parkside Bar & Grill, lakes and beaches, fishing lake (subject to charge), secure private entrance, fitness studio (subject to charge), jet ski lake and much more.

ENTRANCE PORCH
Wooden flooring, radiator, halogen spotlighting, double internal doors leading to entrance hall

ENTRANCE HALL 29'4 x 7'3 to under stairs (8.94m x 2.21m to under stairs)
Doors leading to both ground floor bedrooms, kitchen breakfast room, sitting room/dining room and stairs to first floor landing. Radiator, inset ceiling spotlights and wooden flooring.

KITCHEN 27'10 x 14'9 max (8.48m x 4.50m max)
Fitted kitchen with a range of high gloss units at wall and base level with Corian worktops over, integrated appliances including Bosch dishwasher, Eye level brushed stainless steel electric oven, microwave. one and a half bowl sink and drainer with mixer tap over. large central island with fitted four-burner electric hob and cooker hood. Two wooden double glazed windows to side aspect with stunning lakeside views. LVT flooring.

SITTING ROOM 27'10 x 17'0 (8.48m x 5.18m)
Triple aspect room with LVT flooring, windows to either side and two sets of uPVC double glazed bi-folding doors leading onto a rear terrace. Two radiators, and aircon/heating unit, bespoke ceiling hung log burning stove with slate hearth and vaulted ceiling with ceiling fan.

STUDY / BEDROOM THREE 11'10 x 9'8 (3.61m x 2.95m)
Two windows to front and side aspect, radiator and aircon/heating unit, spot lighting and ceiling fan.

CLOAKROOM
Comprising of a low level WC, designer glass wash basin with swan neck mixer tap and vanity unit storage below. Shaver point, radiator and wooden flooring. Obscured glass window to side.

BEDROOM ONE 14'9 x 13'10 (4.50m x 4.22m)
Window and French uPVC doors opening onto wooden decked terrace area. Built in wardrobes, radiator and aircon/heating unit, inset spotlighting, ceiling fan, LVT flooring and door leading to en-suite shower room.

ENSUITE SHOWER ROOM
Three piece suite comprising of a shower cubicle with wall mounted shower, low level WC, pedestal hand wash basin with mixer tap over, radiator towel rail and extractor fan. Obscured window to side aspect, tiled floor and part tiled walls,

BEDROOM TWO 19'8 x 17'0 (5.99m x 5.18m)
Window to front and wooden double glazed French doors leading onto sun terrace. Built-in wardrobe storage cupboard, radiator and aircon/heating unit, wooden flooring, inset spotlighting, ceiling fan and door leading to en-suite shower room.

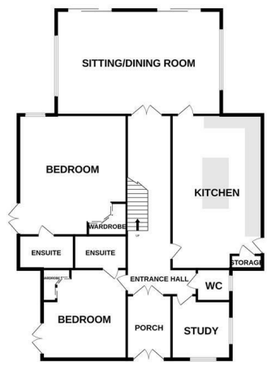
Occupying an enviable position within the prestigious Abbey Lakes Development at Pentney Lakes, this exceptional Scandinavian-designed residence, originally brought over from Finland, offers a distinctive blend of contemporary architecture, generous proportions and an unrivalled connection with its lakeside surroundings.

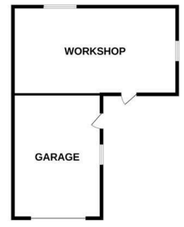
Arranged over two floors, the beautifully presented accommodation provides four/five bedrooms, with expansive glazing throughout framing picturesque views across the water. The impressive kitchen is fitted with integrated appliances and enjoys a wonderful outlook, flowing seamlessly into a substantial sitting and dining room. Here, vaulted ceilings, a multi-fuel log-burning stove and two sets of bi-folding doors create a spectacular yet wonderfully inviting space, opening naturally onto the gardens and lake beyond.

Two ground-floor bedrooms benefit from en-suite facilities, alongside a further bedroom/study and shower room. The entire first floor is devoted to an impressive additional living space, complemented by a further bedroom, stylish master bathroom and potential to create an additional bedroom if desired.

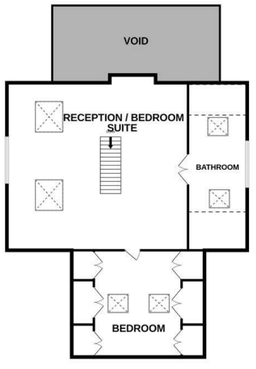
Outside, beautifully maintained gardens surround the property, with ample parking, a detached double garage and workshop. A raised decked terrace provides an exceptional setting for entertaining or simply

GROUND FLOOR





1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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