

## 33 Pentney Lakes Common Road, Pentney

£295,000 Freehold

Within the prestigious Pentney Lakes development, you'll find this well-presented 3-bedroom detached house, which offers a unique opportunity for those seeking a tranquil and high-end lifestyle. With stunning lake views that can be admired from the comfort of your home, this property provides a serene and picturesque setting. For those interested in investment opportunities, this property has a proven track record as a successful holiday let.



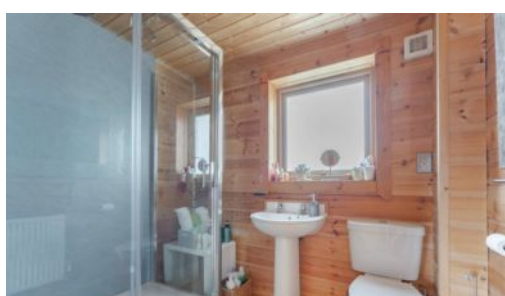
## Location

Set within the serene 275-acre Pentney Lakes estate in Norfolk, Pentney Lakes Common Road offers an idyllic retreat for nature lovers and outdoor enthusiasts alike. Surrounded by a network of lakes and woodlands, the area is perfect for leisurely walks, cycling, and wildlife spotting. The estate boasts a range of activities, including fishing, water skiing, and wakeboarding, catering to both relaxation and adventure seekers. On-site amenities such as the Parkside Bar and Café provide convenient dining options, while a children's play park ensures entertainment for younger residents. The nearby village of Pentney adds to the charm with its rich history and picturesque landscapes. For broader amenities and transport links, the historic market town of King's Lynn is just a short drive away, offering a blend of cultural attractions and modern conveniences. Whether you're seeking a peaceful holiday home or a vibrant community setting, this location delivers the perfect balance of countryside tranquility and accessibility



## Common Road

Upon arrival, visitors are greeted by a well-presented lodge surrounded by its own private garden, featuring a raised decked seating area with a luxurious hot tub, ideal for relaxation and entertaining. A detached timber garage/workshop complements the property, offering additional storage or workspace options.





The interior of the property boasts a spacious open-plan living area flooded with natural light, creating a bright and airy ambience. The modern kitchen/dining area is equipped with high-end appliances and ample storage space. The lounge area features a vaulted ceiling and opens out onto the decked seating area, seamlessly connecting indoor and outdoor living spaces.

The ground floor comprises two well-appointed bedrooms with built-in wardrobes and a shared bathroom. Moving upstairs, a galleried landing area overlooks the lounge and serves as a versatile space, currently utilised as a games room. The main bedroom, situated on the first floor, offers a comfortable retreat with a separate reception area and a balcony overlooking the rear of the property.

Outside, the property enjoys a beautifully maintained wrap-around garden, providing a peaceful and private retreat. A gravel driveway offers parking for multiple vehicles, complemented by a garage and cart lodge. The decked seating area with a hot tub is the perfect spot for al fresco dining and enjoying the serene surroundings.

#### Agents Notes

We understand this property will be sold freehold, connected to mains water and electricity.

**Restrictive covenants - 11 month occupancy, water and electricity has to be bought through the same company**

Council Tax band: B

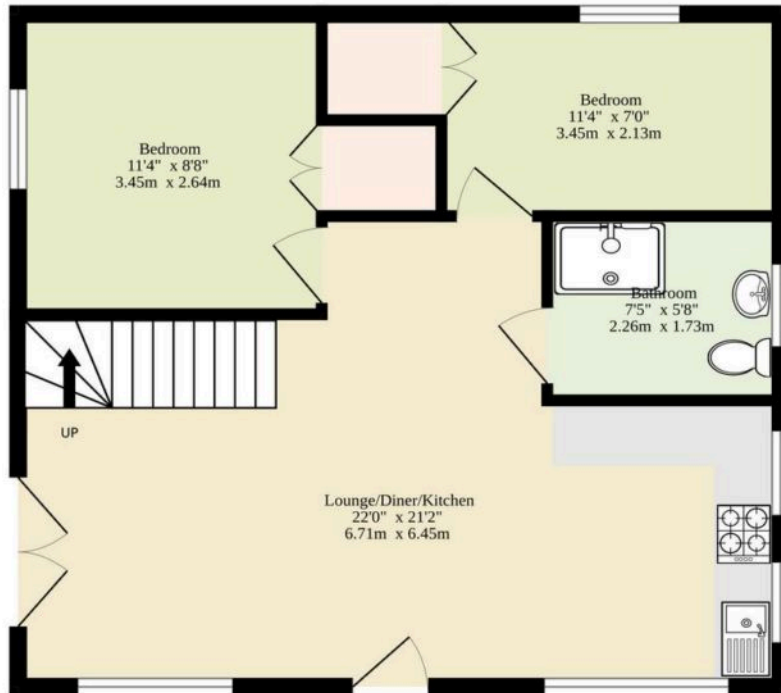
Tenure: Freehold

EPC Energy Efficiency Rating: E

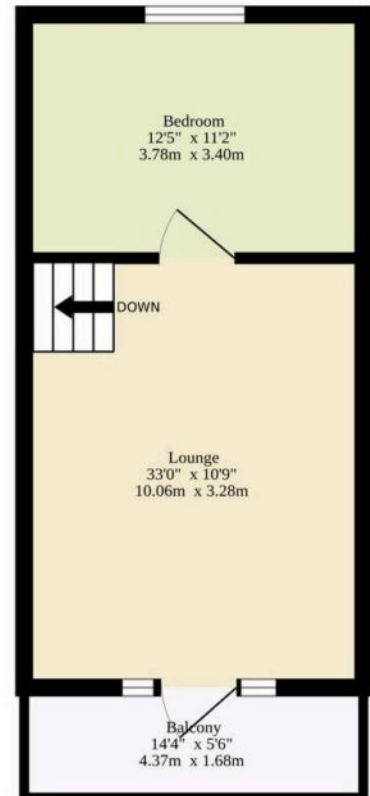
EPC Environmental Impact Rating: D



Ground Floor  
690 sq.ft. (64.1 sq.m.) approx.



1st Floor  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

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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