



88 Pentney Lakes Common Road, Pentney

King's Lynn



Minors & Brady

88 Pentney Lakes Common Road

Tucked quietly within the lakes, woodland, and winding trails of Pentney Lakes, this three-bedroom home offers a lifestyle shaped by calm, space, and connection to nature. The setting feels gently removed from the everyday, yet remains within easy reach of King's Lynn and the wider Norfolk coast. Inside, the house unfolds with an open-plan rhythm, where light, flow, and thoughtful design create a relaxed but purposeful atmosphere. Fresh interiors and elegant flooring set a refined tone, while modern fittings ensure day-to-day living feels effortless. Bedrooms are sensibly arranged across two floors, providing privacy, flexibility and a sense of retreat. Outside, a secluded garden with no rear overlooking reinforces the feeling of escape, complemented by practical parking and low running costs supported by solar panels. Altogether, this is a home that quietly balances countryside seclusion with contemporary comfort, ideal for those seeking something a little removed from the ordinary.

- Located within the highly regarded Pentney Lakes estate, surrounded by lakes, woodland, and nature trails
- Modern three-bedroom home offering a peaceful countryside lifestyle with a contemporary layout
- Beautiful flooring throughout the ground floor, enhancing the sense of quality and flow
- Bright and airy open-plan kitchen, dining, and living space, ideal for entertaining and everyday living
- Stylish fitted kitchen with space for appliances including fridge freezer, double oven, gas hob, dishwasher, and washing machine
- Freshly decorated throughout, creating a clean, move-in-ready feel
- Two bedrooms benefit from en-suite shower rooms, offering comfort and privacy
- Private rear garden with no overlooking, providing a tranquil outdoor retreat

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The Location

Set within Pentney Lakes estate in Norfolk, Pentney Lakes, Common Road offers a truly idyllic escape for nature lovers and outdoor enthusiasts alike. Framed by a picturesque network of lakes, woodlands, and nature trails, this peaceful location is a haven for wildlife and the perfect backdrop for walking, cycling, birdwatching, or simply unwinding amidst the beauty of the Norfolk countryside.

The estate is renowned for its outstanding leisure facilities, with opportunities for fishing, paddleboarding, water skiing, wakeboarding, and open-water swimming, making it ideal for both adventure seekers and those looking to relax by the water's edge. For socialising and refreshments, the Parkside Bar and Café provides a welcoming spot to enjoy a meal or drink, while a children's play park adds family-friendly appeal for younger visitors.

Beyond the estate, the nearby village of Pentney exudes traditional Norfolk charm, featuring scenic countryside walks, a historic abbey site, and a warm, community atmosphere. A short drive brings you to the bustling market town of King's Lynn, where you'll find an excellent range of shops, restaurants, supermarkets, leisure centres, and cultural attractions, along with convenient rail links to Cambridge and London.

For days out, the North Norfolk coast and its stunning beaches, including Hunstanton and Brancaster, are within easy reach, as are the Sandringham Estate and Thetford Forest, offering endless options for recreation and exploration.

Whether you're searching for a peaceful retreat, a holiday home, or simply a place to enjoy the best of Norfolk's natural beauty, Pentney Lakes combines countryside tranquility with superb amenities and accessibility, creating an unmatched lifestyle destination.



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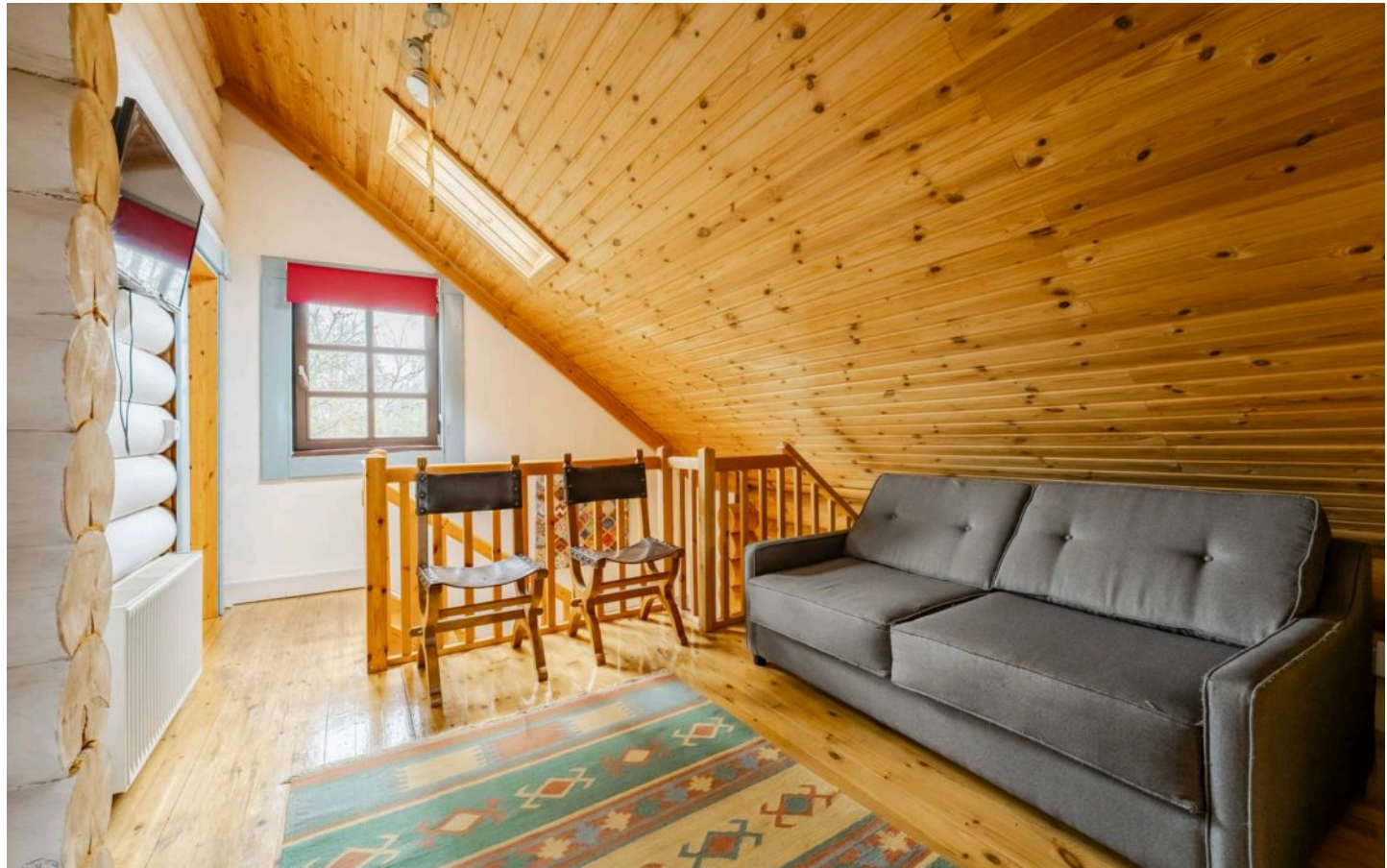
Pentney Lakes, Pentney

Set within the desirable Pentney Lakes development, this modern and well-presented three-bedroom home offers a peaceful countryside setting while maintaining a contemporary, easy-living layout. Surrounded by a friendly community and open green spaces, the property is ideal for professionals, investors, or those seeking a relaxing second-home retreat. Cash buyers only.

The ground floor is designed around a bright and welcoming open-plan flow, combining the kitchen, dining, and living areas into one generous space that works perfectly for both everyday living and entertaining. The room benefits from beautiful flooring throughout, enhancing the sense of quality and cohesion. Large windows and patio doors draw in plenty of natural light and open directly onto the garden.

The fitted kitchen is modern and practical, offering ample storage and space for appliances including a fridge freezer, double oven, gas hob, dishwasher, and washing machine, making it ready to use from day one. The home has been freshly decorated, giving it a clean, contemporary feel throughout.

Also on the ground floor is a spacious double bedroom with direct access to an en-suite shower room, making it ideal for guests or flexible living arrangements. A useful storage cupboard is also located on this level, offering potential for alternative uses if required.



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Pentney, King's Lynn

Upstairs, there are two further double bedrooms. The main bedroom benefits from its own en-suite shower room, providing a comfortable and private space. The third bedroom is well-proportioned and versatile, suitable as a guest room, child's bedroom, or home office. A family bathroom with a full-size bath completes the first floor.

Externally, the property enjoys a private rear garden with no properties overlooking, offering a quiet and secluded outdoor space for relaxing or dining. An integrated shed to the rear provides additional storage.

The home also benefits from solar panels, helping to keep energy bills low, and there are no parking issues, with a private driveway providing space for two to three cars. The annual service charge is £1,271 (2025).

Combining countryside calm with modern comfort, this well-maintained property offers a rare opportunity in a sought-after location.

Agents Note

Sold Freehold

- Connected to mains water, electricity, gas and drainage.
- Annual maintenance charge: **£1,271**, covering upkeep of communal areas.
- Timber-frame construction.
- 12-month occupancy.

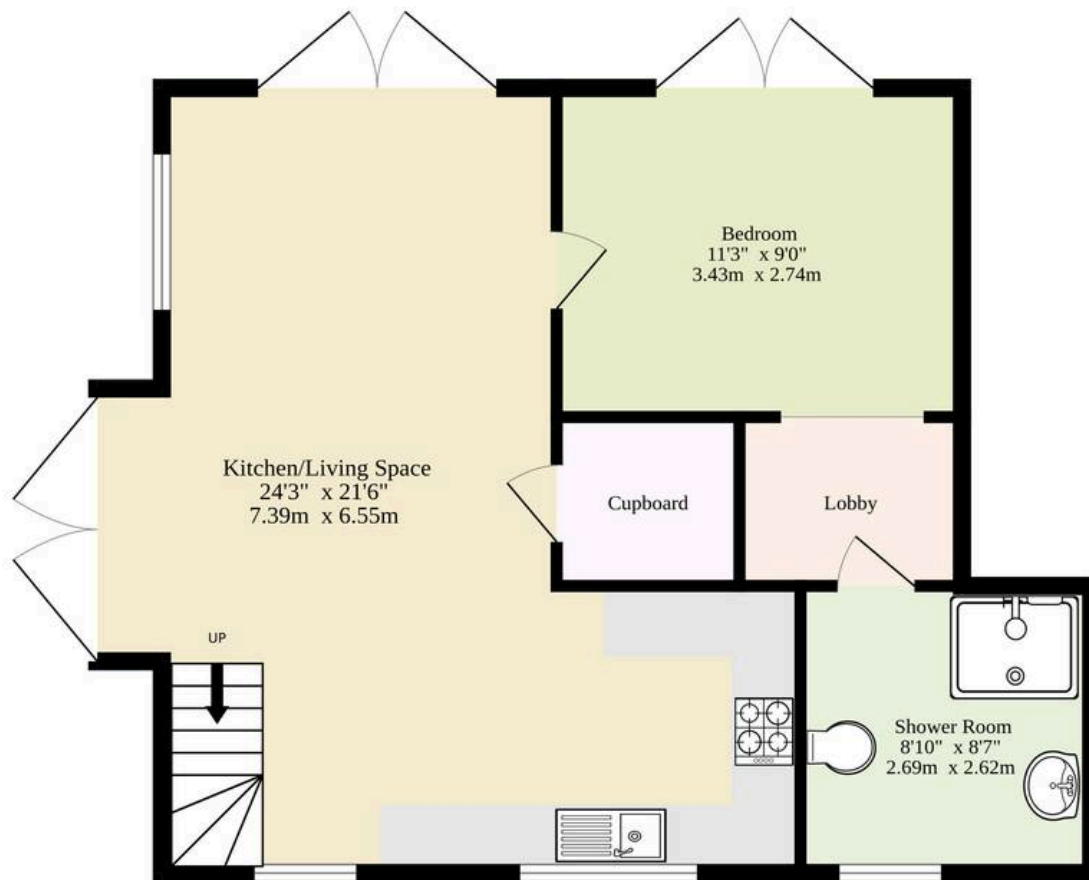
Please note:

Due to the lodge's timber-frame construction and the site's holiday-use restrictions, this property is unlikely to qualify for a standard residential mortgage. Purchases are typically made in cash or through a specialist finance product. Buyers should confirm their funding arrangements before proceeding.

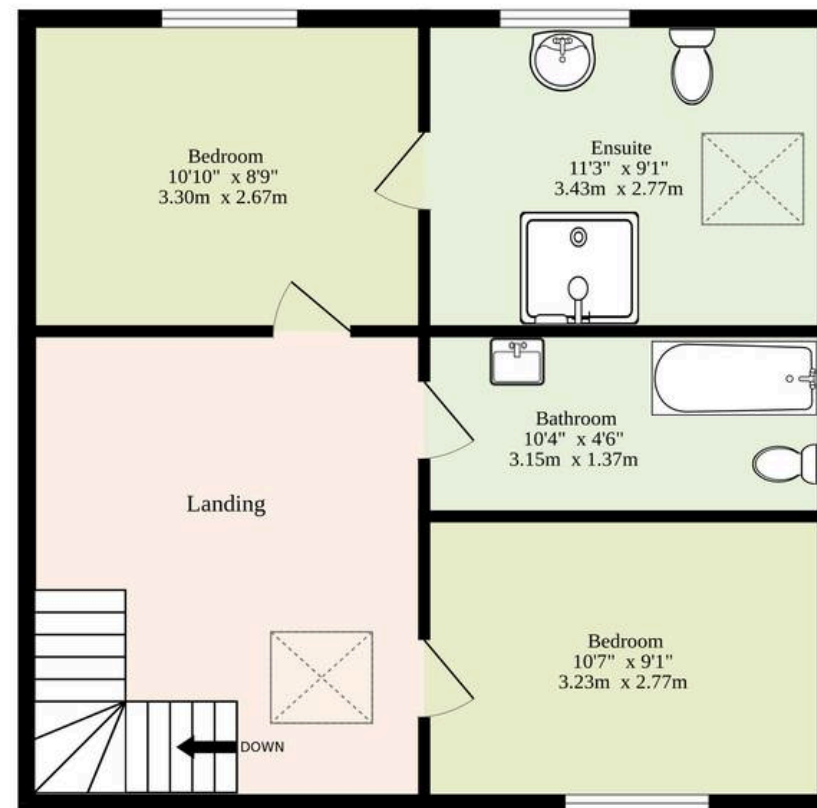
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Ground Floor
749 sq.ft. (69.6 sq.m.) approx.



1st Floor
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.9 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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