

The Palms Leziate | Norfolk | PE32 | EN



## A STUNNING AND WELCOMING HOME



An exceptional seven-bedroom, three storey, modern family home finished to an extremely high standard, with three reception rooms, including a summer room, a spacious kitchen-family room, large home office/studio, two en-suites and a dressing room. In addition, there is a one-bedroom annexe with separate kitchen and reception room, two-bay cart lodge, double garage and workshop, as well as fully equipped outdoor kitchen and entertainment area. The property is in an exclusive, small development in an outstanding parkland setting, and is a few minutes from the mainline station in historic King's Lynn, with direct trains to Cambridge and London King's Cross.



### INSIDE

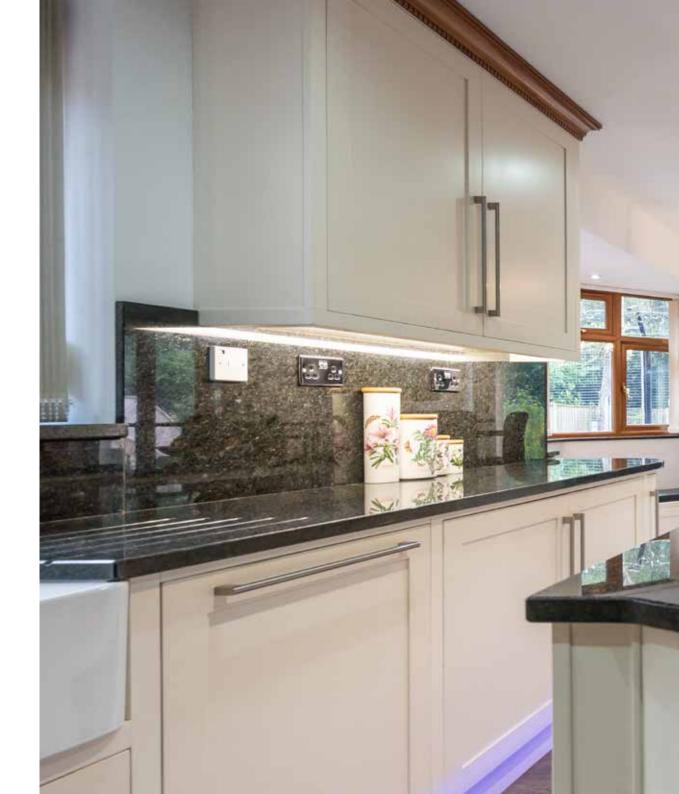
- A most impressive, Executive residence in sought after position
- Multigenerational living with a superb Annexe
- Ideal family home and great for those who entertain with an outdoor Kitchen area
- Home Office, Sitting Room, Conservatory, Dining Room, Kitchen/Family Room, Utility Room
- Seven Bedrooms (master suite with walking wardrobe and en-suite) Two En-Suites and Family Bathroom
- Gated Entrance, Gardens, Double Garage and Cart Lodge
- Total Accommodation extends to 5056sq.ft
- Energy Rating C

#### Star Quality

Built in 2012 by the vendors – a family of craftsmen-builders, this modern property really does have the wow factor. The rooms are large and light, and there are plenty of design features with high-quality natural materials, that set this family home apart.

Part of an exclusive development of four houses in a stunning parkland setting with lakes and woods, the property is reached via a private gravelled driveway, and through wrought iron gates supported by brick pillars and with a large gravelled parking area. This L-shaped property includes a cart lodge of hand-hewn oak, with space for two vehicles and a wood store, which was built by a cabinet-maker member of the vendors' family.

Next to this, and attached with direct access into the main house via an internal door, is the large double garage. This has remote controlled up and over doors, and cloakroom with toilet









and basin, with electricity supplied, and annexe on the first floor accessed from inside the house.

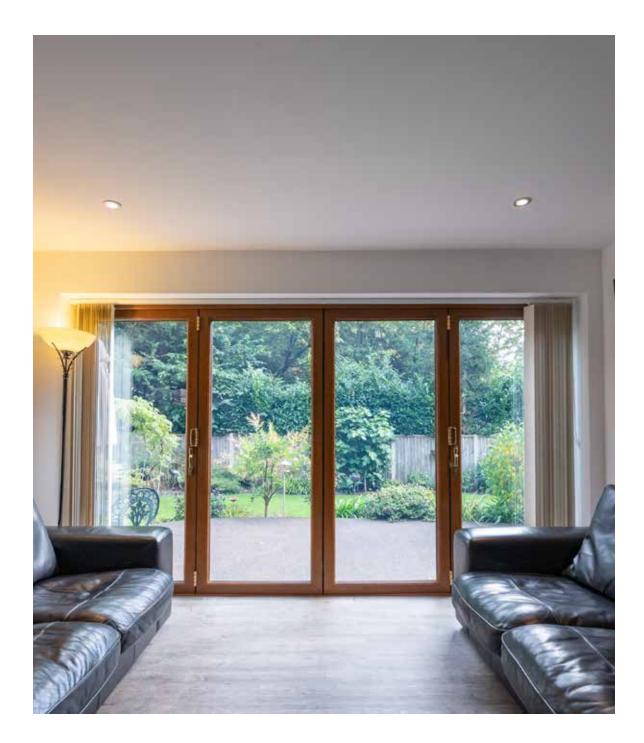
#### The Wow Factor

The brick finish house has an attractive cottage-style exterior with dormer windows and recessed storm porch, which belies the size of the rooms inside. Through a wood-effect front door with decorative, glazed side panels is the entrance hall. This has a sweeping staircase and galleried landing with hand-made oak treads, with integral lighting. American dance hall flooring with a diagonal pattern, and a Italian crystal chandelier, the latter available as with all the Italian crystal in the property on separate negotiation, add to the impact of this room. Internal doors and skirting throughout are solid oak. The ground floor has underfloor heating throughout from an oil condensing boiler.

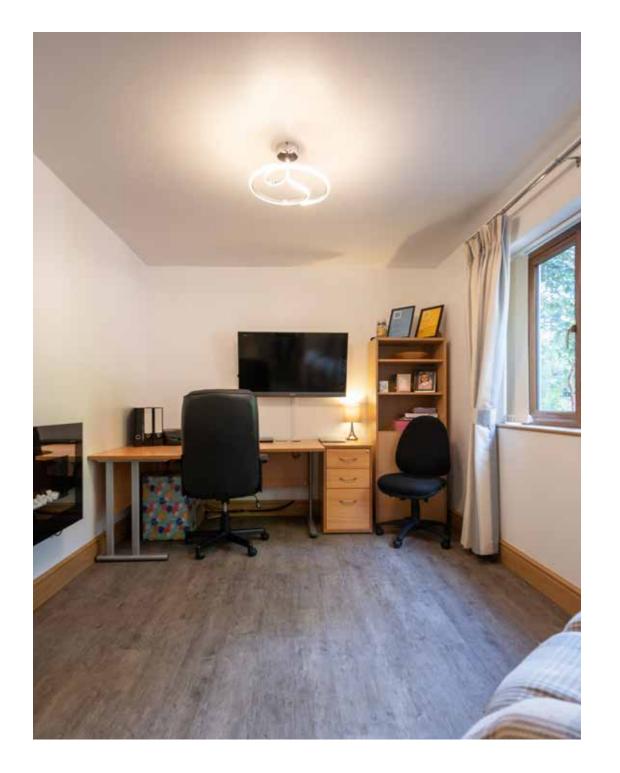
#### Grand Designs

The main sitting room reception room is ahead to your right as you enter the property. It is dual aspect, with four-panel bifold doors onto one of three patio areas, a side window, and double doors into the summer room. A carved marble fireplace, with herring bone brick interior and slate hearth, is a focal point. There is a chandelier of Italian crystal (available on separate negotiation), with wall lights. Flooring is Polyflor Camaro, smoked elm downstairs and limed oak upstairs, and the skirting is oak.

"We love opening up the whole downstairs of this house for family events and parties," say the vendors, "when you open all the double doors, you have great flow round the house."











#### Octagonal Games Room

Through wide glazed oak doors is the octagonal summer room. This has a brick base with windows and French doors into the garden, outdoor seating areas and hot tub. The heating is underfloor, as it is throughout the ground floor, ensuring year-round use for this room which is currently used as a games room with pool table.

#### Formal Dining Room

Through matching double, glazed oak doors, the dining room has bifold doors, with full-size glazed side panels, and a central feature light. This room has plenty of space for entertaining and family meals, and with wide double doors into both the sitting room and kitchen–family room beyond, there is a real sense of space throughout.

#### The Heart of the Home

The kitchen and family room is reached from the entrance hall, as well as from the dining room. This triple aspect room has a window above a double butler sink, a wide bay window, with built-in storage seating, and French doors with full-size glazed panels either side leading onto the patio and rear garden.

The kitchen has hand-built cupboards and drawers, partially painted in cream, with other cupboards of dark American walnut. The kitchen is all handmade, there are granite worktops and splashbacks, and display shelving. Includes an integral tall fridge and freezer. A centrepiece is a display cabinet of dark American walnut, with Swarovski handles, at one end of the kitchen area.













This has been hand crafted by the cabinet maker who built the cart lodge, and has internal lighting and glass shelves. The kitchen has built-in appliances all by Italian appliance specialists, Smeg, including oven, microwave, and dishwasher, with the added bonus of an integral Italian coffee maker. There are downlighters, and lighting beneath the wall cupboards, and space for a large freestanding fridge-freezer. A large island with granite worktop, cream-coloured cupboards and drawers, and wooden shelving, houses a five-ring electric Smeg hob, with feature lighting above. Next to this is a kidney-shaped glass breakfast bar with seating for four. At the end of this room, is a sitting area, with large window and French door which goes across most of the external wall.

A door to the left of the display cabinet leads to a large cupboard with full-size double oak doors, and the utility room. This is fitted out to the same standard and design as the kitchen, with space for a washing machine and large freestanding fridge freezer.

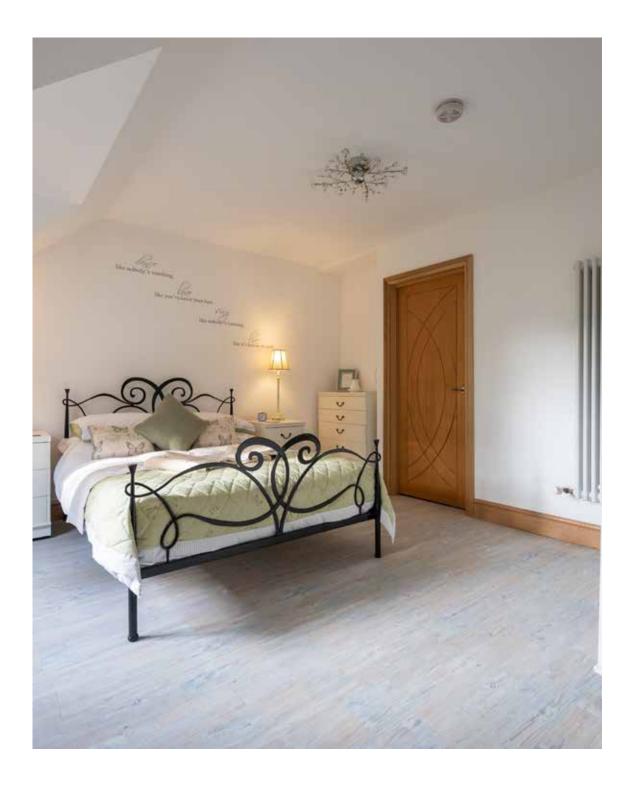
#### Home Office / Study

To the right as you enter the house is a large office, with feature electric fire, with window to the front. Flooring and skirting, matches the main rooms, and has the addition of a noise-reduction wall between this and the sitting room.

To the left of the entrance hall is a downstairs cloakroom with toilet and basin and window, which has plumbing installed for a shower.

#### First Floor Luxury

The sweeping staircase leads to a galleried landing with window overlooking the front of the property. There are four double bedrooms on this floor, two of which are en suite, with a family bathroom, and a dressing room off the master bedroom. Ceilings in some of the rooms are partially sloping with dormer windows, while heating throughout is via thermostatically controlled radiators. All doors are solid oak doors, and the bedrooms have TV points.



The first bedroom to the left, overlooking the front of the property, has a dormer window and partially sloping ceiling. The next bedroom has two windows to the rear of the property. This has a built-in cupboard and wardrobe space along the length of one wall.

The family bathroom has a double-ended slipper bath with shower attachment, separate shower, toilet with concealed cistern, and large counter-top basin with mixer tap, mirror and cabinet under. There is a large wall radiator and mirror, and grey tile flooring with splashback tiling, and a window over the rear garden. Next to the bathroom is a doubledoored airing cupboard with hot water tank and shelving, and next to that are the stairs to the top floor.

#### Master Suite

The master bedroom is large and full of light, with two windows to the side, and end wall made up of two full-length windows, with central French doors opening onto a glass Juliet balcony which overlooks the rear garden. This room has an en-suite bathroom, with freestanding bath, shower, toilet with traditional high-level cistern, and basin, with wooden cabinet beneath. This has partial wood panelling and a window over the garden.

The master bedroom has a large dressing room, with fitted cupboards and wardrobes round three walls, with automatic lighting, and a specially designed shoe cupboard.

#### Guest Room

The last room on this floor is currently used as the guest room. This has partial sloping ceiling with a dormer window overlooking the entrance to the house and an en-suite bathroom with shower, toilet and double counter top sinks, and feature tiles, with integral wall lighting and downlighters in the ceiling.





#### Attic Living Space

A set of stairs, with oak handrail and feature light, leads to two more bedrooms. Built into the roof space, these double rooms have sloping ceilings, with a double built-in wardrobe and two Velux windows in the larger room, which is the property's fifth bedroom, and has a en-suite cloakroom. The sixth bedroom has a Velux window and storage in the roof space.

#### Self-Contained Annexe

The one-bedroom self-contained flat makes this property ideal for intergenerational living, or for use as a holiday property. It is reached from the kitchen, which has a locking door, and from the external rear door, where there is a rear entrance hall.

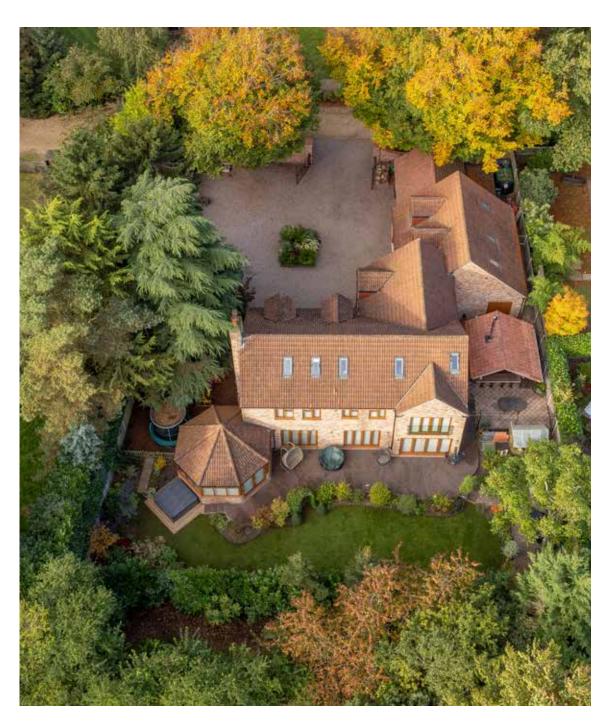
To the right at the top of the stairs, which are currently fitted with a mobility stairlift, is a kitchen to the same standard and design as the main kitchen, with butler sink and cream-coloured cupboards, and granite worktops. There is a built-in NEFF oven, microwave, and an electric hob with glass splashback. It has a Velux window.

To the left is the reception room, with partially sloping ceiling, and dormer window, and fireplace with marble surround, dog-tooth grate and a slate hearth.

There is a double bedroom beyond, with Sharp fitted cupboards and wardrobe, a tall wall radiator and feature lighting, and en-suite bathroom. The bathroom has a freestanding slipper bath, corner shower, toilet and basin, and further storage in the roof space.

#### Outdoor Living

The star of the garden is the outdoor kitchen and entertaining area.













#### Services...

Air Source Heat Pump, Underfloor, Electric. Kings Lynn and West Norfolk Borough Council The Property is Freehold

### INFORMATION

This is built from hewn oak with a brick floor, and has a covered seating area, barbecue/fire pit, fully functioning sink with hot water from a separate water heater, a four-ring gas hob, wine cooler and standard fridge, with additional electric sockets. There is an eating area on raised brick weave patio and an outdoor bar. Next to the entertainment area are double doors which lead to a large, lockable storage room for garden equipment, this forms the rear section of the garage. Beyond this is a workshop, with electricity supplied. The garden is private and secure, with mature trees both inside and outside the property boundary, including Japanese Acers and rhododendrons, that the vendors say look lovely through the seasons. The garden has a separate fenced children's play area with wooden play equipment and can be purchased along with the decking. By the octagonal summer room is the hot tub, available via separate negotiation, with raised decking surround, and double electric socket. There is a raised patio area with resin finish, while a lower patio is brick weave.

#### Parkland and Lakes

The house is in a rural location in a small development of four houses. The surrounding area has woodland and lakes, which the vendors say offer lots of walks. The nearest town, which is just under 15 minutes away, is the historic Georgian port of King's Lynn.

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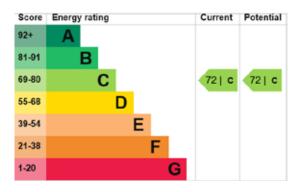






#### TOTAL FLOOR AREA : 5056 sq.ft. (469.8 sq.m.) approx.

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