



Poachers Lodge  
Leziate | Kings Lynn | PE32 1EN

## RECENTLY RENOVATED 5 BEDROOM DETACHED FAMILY HOME



Presenting this beautifully extended five bedroom detached modern family home, offering an abundance of space and modern convenience. The large kitchen family room with walk-in pantry is perfect for entertaining, while the spacious bedrooms provide ample accommodation for a growing family. The property boasts a modern finish throughout, with off-road parking and an enclosed private garden.



# KEY FEATURES

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- Outstanding Detached Five-Bedroom Executive Home
- Expansive Open Plan Kitchen Dining/Family Room
- Three Further Reception Rooms to the Ground Floor
- Ensuite and Dressing Area to Principal Suite
- Family Bathroom, Ground Floor W.C & Shower Room
- Large Private Driveway with Carport
- Superbly Maintained Enclosed Rear Garden with Patio Entertaining Area
- Outbuildings Office Space
- Sought After Location Within Easy Reach of Local Amenities and Fantastic Schools
- Total Accommodation extends to 2836 sq. ft (excluding outbuildings)

## High Spec Renovation

Poachers Lodge is a property that has been extensively renovated and completed with a flawless finish, transforming it into a home. Every detail has been considered and quality radiates from every room. It's a detached house with plenty of space and privacy, making it a fantastic family home. The current owners have lived in the property for over two years, and during that time they have created a modern, welcoming and homely space. They fell in love with Poachers Lodge as it was a "doer-upper" with a lot of potential. They explain that "it has good bones" and were "first attracted to it as it has fantastic dog walks nearby and a children's park within walking distance."

When asked to describe Poachers Lodge in three words, they chose "airy, versatile and homely", as the ideal descriptors. As you move from room to room, you will instantly see how bright and light the space is. It's a beautiful home that welcomes you, having found the perfect balance between contemporary and cosy. It's impressive and stylish whilst also being functional and family-friendly.

## Versatile and Multi-Generational Home

There is much to love about Poachers Lodge, from the space and the open plan feel to the large bedrooms and multiple living spaces. For the current owners, it's the family room to the rear of the house they have chosen as their favourite, describing it as a "fantastic open space". This room is "great for socialising and for all of us to be together as a family." There are bi-fold doors that allow a lot of light in, and the room gets a lot of sun at all times of the day.





# KEY FEATURES

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Many features set Poachers Lodge apart from other properties in the local area, such as how versatile and multi-generational it is. It's set out in a way that caters to large families, and there's even a garden office. Everywhere in the property enjoys a good amount of natural light, which you notice as soon as you enter the entrance hall. It really has the 'wow' factor while also being homely.

There's no shortage of living space in Poachers Lodge, with multiple reception rooms, a playroom, a snug and an outside dining area. The kitchen/dining room is the hub of the home and, due to its size, is used regularly as the main family room. Upstairs are five sizable bedrooms, including a main bedroom equipped with a dressing room, shower and en suite.

## Large and Enclosed Rear Garden

As you head outside, you arrive in the fully enclosed rear garden. The garden is split into two key parts; one part is grassed and the other is a more "wild" space. Whether you want a space for children to play and host guests or somewhere to cultivate a vegetable patch, the garden has enough space. It's a private and safe outdoor area that gets the sun all day. It boasts a lot of trees and greenery, really making you feel at one with nature.

Poachers Lodge is in an inviting area, full of wildlife and nature. There are a lot of open spaces, walks and greenery close by, including the beautiful Bawsey Lakes. It's the perfect place to catch a glimpse of the stunning bluebells every spring and summer. The local infant school is within walking distance of the property, as is the village hall where the children's playground is located.





























# INFORMATION

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## On The Doorstep...

This house is in a traditional Norfolk village, and only ten minutes by car to the nearest town – the historic port of King's Lynn. This town is famous for its unique medieval heart and customs' house, town gate and many fine buildings, and is well used as a film location.

The town has all major supermarkets, as well as a good range of places to eat, and independent shops. There is a good primary school in the village, with other primary and secondary schools in King's Lynn. There is a mainline train station in the town which has excellent links south to Ely in 30 minutes, and Cambridge in 45 minutes, while direct trains to London King's Cross arrive in 1 hour 45 minutes.

The village itself is great for walking, with a series of lakes and woodland nearby. The popular north Norfolk coast with its quaint towns and stunning sandy beaches, the Sandringham royal estate, as well as many famous nature reserves are all within easy reach.

Directions - Please Scan The QR Code Below

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.. [///thin.alerting.chuck](http://thin.alerting.chuck)

## Services, District Council and Tenure

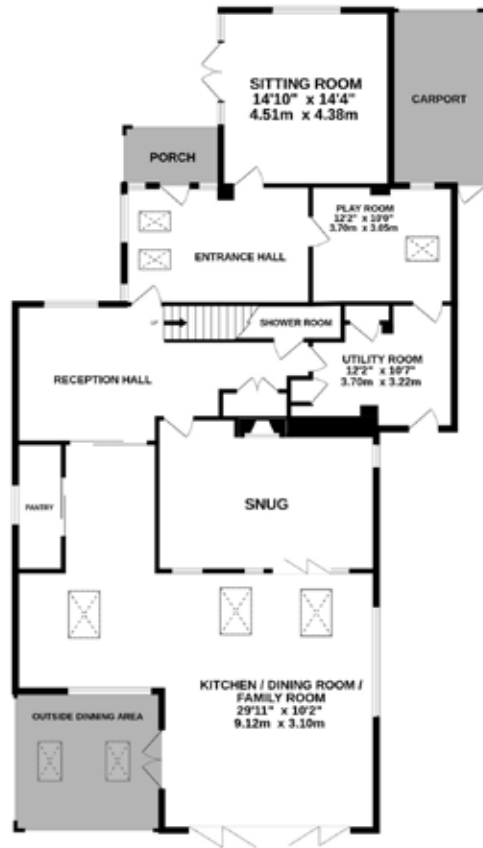
OFCH, Mains Water & Septic Tank  
Kings Lynn and West Norfolk Borough Council  
Council Tax Band F  
Freehold

## Agents Notes

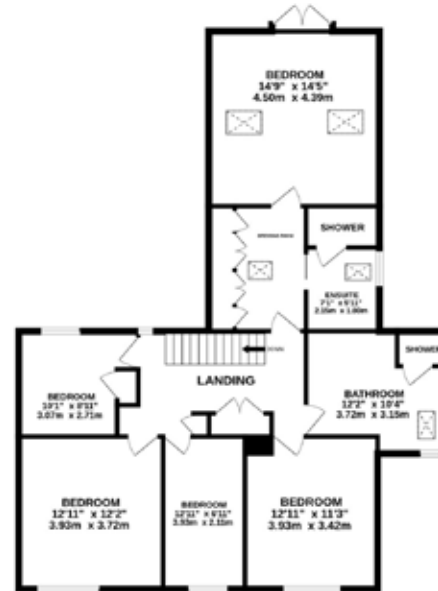
TPO on several Trees  
There are covenants in place, please ask the agent for further details



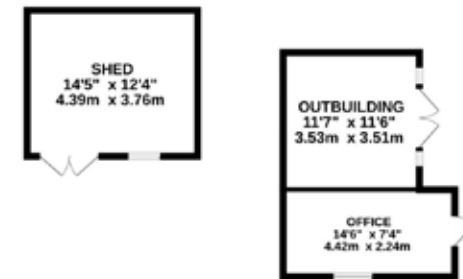
GROUND FLOOR  
1747 sq.ft. (162.3 sq.m.) approx.



1ST FLOOR  
1089 sq.ft. (101.2 sq.m.) approx.

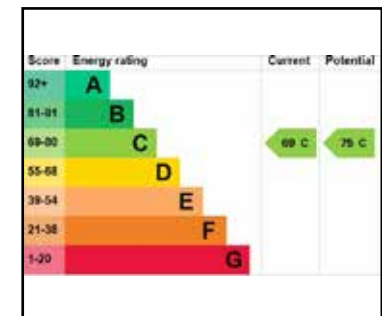


OUTBUILDINGS  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 3253 sq.ft. (302.3 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.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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