



15 Station Road
Leziate | Norfolk | PE32 1EJ

 FINE & COUNTRY

QUIET NORFOLK PERFECTION



Set within a tree-lined hamlet, this impressive carrstone-clad bungalow built in 1999 offers far more than its quiet roadside setting suggests! Generous, well-proportioned rooms, a beautifully planted wildlife garden and a thoughtful array of modern improvements, all just minutes from King's Lynn.



KEY FEATURES

- An Impressive Carrstone-Clad Detached Bungalow in the Village of Leziate
- Four Double Bedrooms and Two Bath/Shower Rooms
- Master Bedroom with En-Suite and Built-In Wardrobes
- Spacious Sitting Room with French Doors to Verandah
- Separate Dining Room Open Plan to Fitted Kitchen with Granite Worktops
- Beautifully Planted Wildlife Garden to Front and Rear
- Ten Solar Panels with 5.1Kw Battery Storage and Oil Central Heating
- Double-Length Garage with Large Upstairs Storage Area
- Potential for Home Office in Outbuilding
- Driveway with Off-Street Parking for Two Vehicles
- The Accommodation extends to 1,909 sq.ft including the Garage
- Energy Rating: B

An exceptional opportunity to acquire an unusually large single-storey home in one of west Norfolk's most peaceful and unspoiled hamlets – generous rooms, a beautifully planted garden and a location of quiet distinction, all within easy reach of King's Lynn.

A Lucky Accident

"We discovered the property quite by accident during Covid," the owners said when asked what first drew them to the property. "We left the A10 heading north towards the A149 and the Norfolk coast and came across this quaint and very leafy tree-lined hamlet called Leziate – we'd absolutely never heard of the place!" Having just sold their own home, they found it online and discovered it to be, as they put it, "Much larger than it appeared from the road, with extremely well-proportioned rooms, excellent flow and an undeniably lovely garden." When they came to view the property, the decision was almost made before they crossed the threshold. "We'd almost decided yes before we even entered the property – the setting, the garden and the location, wonderful. The rest is history," they said. They moved in October 2020. Built in 1999 by a local builder, number 15 is a handsome carrstone-clad bungalow occupying a large footprint and entirely surrounded by garden. Carrstone is a warm, russet-toned building material long associated with the traditional villages of west Norfolk, and gives the property a character and solidity that more conventional modern homes rarely achieve.

Room By Room

On stepping into the entrance hall, one has access to all the principal rooms. The sitting room is immediately impressive – at 19 by 16 feet in size, it is a substantial and light-filled space with French doors opening directly onto the verandah and garden beyond, working beautifully in all seasons. The dining room offers comfortable formal dining, flowing through from the kitchen, which itself has been comprehensively updated with new cabinetry and granite worktops throughout. The utility room provides additional storage, the oil boiler now relocated externally to free useful extra space.





KEY FEATURES

The master bedroom sits to the rear of the house, catching the morning sun and looking onto the garden. It accommodates a king-size bed with ease and features two built-in wardrobes. Three further double bedrooms are served by a family bathroom.

Improvements & Refinements

Since moving in during October 2020, the owners have made a series of significant improvements to their home. All kitchen cabinetry has been refitted and laminate worktops replaced with granite. Ten solar panels and a 5.1Kw storage battery have been installed, materially reducing energy costs. A new external oil boiler was installed in 2025, freeing additional space within the utility room, and a heat pump with cooling capability has been added to the sitting room. The verandah – a significant undertaking at a cost of £12,000 – was purpose-built to be accessed from the French doors of the sitting room and has transformed the relationship between house and garden. The owners have also constructed a high-specification, fully insulated 10 sq. m. bird room, complete with all electrics and time-controlled lighting which can be transformed into an outdoor office space.

What Makes It Special

"It is an unusually large bungalow with good sized rooms and attractive gardens both front and rear," the owners said, "and all four bedrooms are able to accommodate a double bed or larger." The scale of accommodation is the first thing that sets this property apart: for a bungalow, the footprint is remarkable and the room proportions throughout are excellent. "Its location is excellent, especially for those who enjoy the outdoors," the owners reflected. "Long country walks and safe dog walking are available directly from the front or rear of the property, with varied countryside routes and attractive leafy woodlands nearby – including a local bluebell wood that flowers in April and May."

The Outside

The gardens wrap around the entire property, presenting an attractive outlook from all aspects. Planting has been carried out with wildlife firmly in mind. "Birds and butterflies and other pollinators abound," the owners explained, "As planting has been carried out to ensure the garden is wildlife friendly." The results speak for themselves: 59 species of birds and 20 species of butterfly have been recorded in the garden. Bank voles live and breed here; hedgehogs visit and a nature pond supports frogs, newts and dragonflies. Among the outbuildings is the purpose-built, fully insulated bird room which is currently used for the owners' exhibition canaries but, as they point out, easily converted to an outdoor office, with full electrics and time-controlled lighting already in place. A 'Crocodile' greenhouse, an 8 ft x 6 ft garden shed, a log store and an aviary complete the picture. The driveway provides parking for two vehicles, and the double-length garage offers further secure parking alongside a large storage area above.

























INFORMATION



On The Doorstep

"It's a very attractive and quiet area," the owners said. "We are surrounded by woodland walks and several tree-lined man-made lakes, the result of now abandoned commercial sand works." Leziate sits just a few miles south-east of King's Lynn, offering genuine countryside seclusion without remoteness. "We are only 20 minutes from the nearest RSPB reserve, the first of many that line the Norfolk coast from east to west," they noted, "and just 25 minutes from the ever-popular Hunstanton. For those that enjoy antique hunting there's plenty of choice all within 30 minutes of Leziate. In Fair Green just 2 miles away is a lovely friendly country pub that serves good food and a fine selection of ales," the owners added. Middleton's 18-hole golf course is, as they put it, "a stone's throw from the house," and a lawn bowls club is approximately 10 minutes away. King's Lynn itself, approximately 3 to 4 miles distant, provides supermarkets, secondary schools, restaurants and leisure facilities. The Queen Elizabeth Hospital is less than 2 miles away.

How Far Is It To?

King's Lynn railway station is approximately 15 minutes by car and provides regular direct services to Cambridge (reached in around 47 minutes) and onward to London King's Cross (around 1 hour and 48 minutes). Hunstanton on The Wash is around 28 minutes by car, while the North Norfolk coast and towns such as Holkham and Wells-next-the-Sea are reachable in just over 40 minutes. Norwich is approximately 1 hour and 10 minutes by road. The A47 trunk road provides convenient access east towards Norwich and west towards Peterborough.

Directions

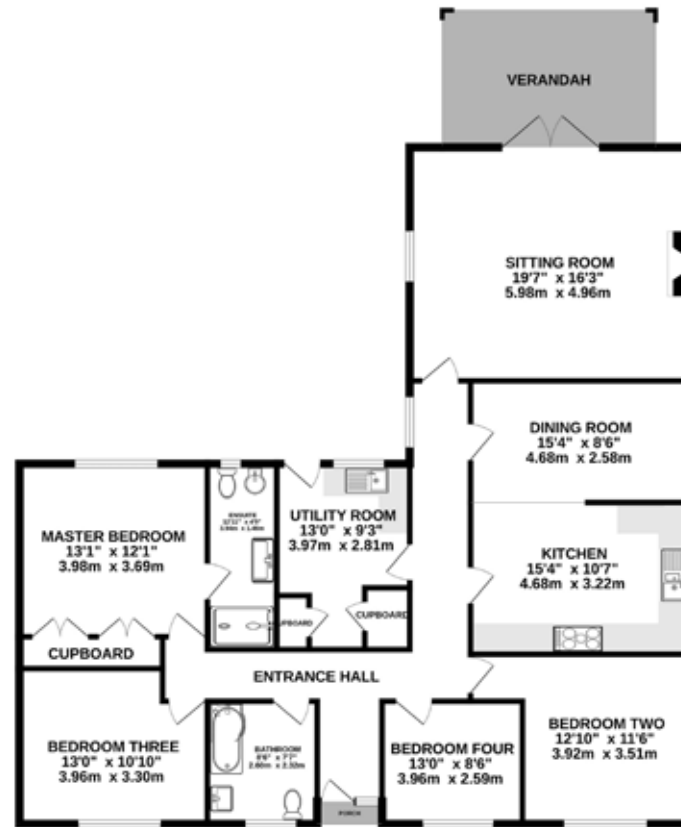
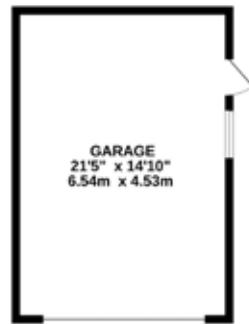
From King's Lynn town centre, take London Road southbound and Out South Gates, then at Southgates roundabout take the second exit onto Hardwick Road/A149 for 0.9 miles until reaching Hardwick roundabout. Here take the second exit onto Constitution Hill/A47 for 1.2 miles until turning left into Hill Road which eventually meets Station Road after 1.1 miles. Turn left and the property will be found on the right-hand side after approximately 1.7 miles as identified by a Fine & Country For Sale board.

Services, District Council and Tenure

Oil-Fired Central Heating, Mains Water, Septic Tank Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
King's Lynn and West Norfolk District Council - Council Tax Band: E
Freehold

GARAGE
319 sq.ft. (29.6 sq.m.) approx.

GROUND FLOOR
1590 sq.ft. (147.7 sq.m.) approx.



TOTAL FLOOR AREA: 1909 sq.ft. (177.3 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 is to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	100

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.





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