



THE STORY OF

# 7b Sandy Lane

*Ingoldisthorpe, Norfolk*

SOWERBYS

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# 7b Sandy Lane

Ingoldisthorpe, Norfolk,  
PE31 6NN

Three Bedroom Extended Bungalow

Separate Self-Contained Annexe

Quiet, Non-Estate Location

Spacious Sitting Room with Cosy Wood-Burner

Dual Aspect Dining Room and Vaulted Garden Room

Driveway With Ample Off-Road Parking

Private Rear Gardens

Delightful Countryside Walks on the Doorstep

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“The vaulted extension to the rear makes a wonderful garden room...”

Nestled away on a country lane is a three bedroom detached bungalow with a separate two bedroom detached annexe within the garden offering additional space and versatility. The outlook from 7b Sandy Lane takes in delightful fields; a peaceful setting giving a taste of what Norfolk life has to offer.

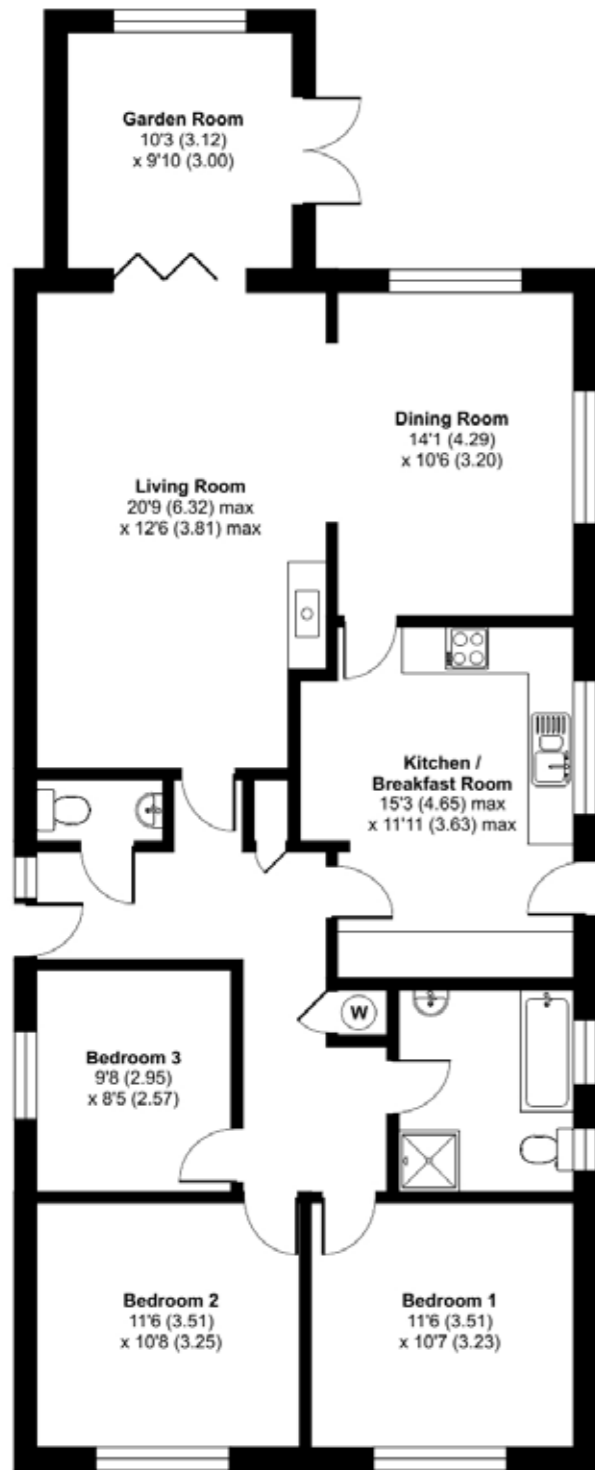
Approached along a quiet lane, 7b Sandy Lane offers off-street parking on a gravel driveway, where there is space for several vehicles, with further parking space beyond a large gate. Upon entering the property, the light and open feel of

the home's individual layout becomes apparent.

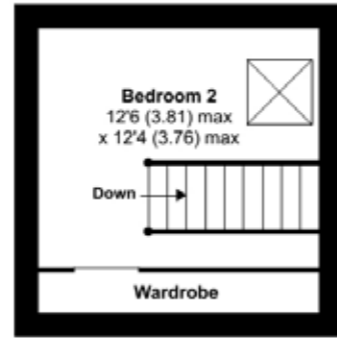
The kitchen is bright and airy with enough space for a breakfast table, and is the central hub of the property. The three double bedrooms are to the front of the property, served by a spacious bathroom with a bath and separate shower. There is also a handy second WC. To the rear of the home there is a lovely flow between the large open-plan lounge with cosy wood-burner, the dual aspect dining room, and the lovely vaulted garden room to the rear.



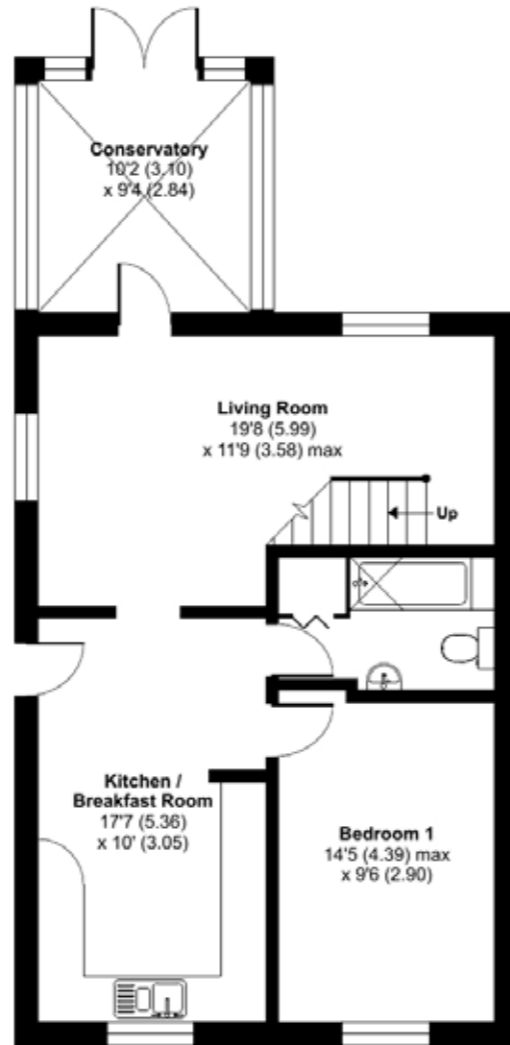
Approximate Area = 1298 sq ft / 120.6 sq m  
 Annexe = 858 sq ft / 79.7 sq m  
 Total = 2156 sq ft / 200.3 sq m  
 For identification only - Not to scale



GROUND FLOOR



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



The annexe makes an ideal home for a family member, or even has the potential to let out to make a supplementary income, subject to the relevant permissions. The two bedroom property is surprisingly spacious with a large kitchen/breakfast room, bathroom, double bedroom, sitting room, and conservatory overlooking the beautiful enclosed garden. A staircase leads up to the second bedroom, which could also make a great hobby room or office.

It's only a short drive from the beautiful coastline, and with lovely countryside walks on the doorstep you can explore from Dersingham all the way to Snettisham's Wild Ken Hill without getting in the car. With so many possibilities, whether the annexe is home for a family member or becomes a business venture, 7b Sandy Lane will make for a lovely family home, tucked away in the quiet countryside.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





ALL THE REASONS

# Ingoldisthorpe

IN NORFOLK  
IS THE PLACE TO CALL HOME



There's a Norfolk saying, 'slow you down', and if you follow the old coast road nine miles east from King's Lynn to Ingoldisthorpe, you'll discover the charm of life at an unhurried pace in this pretty village. This small village is located between the busier villages of Snettisham and Dersingham on the Wash coast, north of King's Lynn.

Nearby, an outstanding village school is just one of the reasons why Ingoldisthorpe is so popular with young families, along with a village church - St Michaels, a sports and social club and a village hall where a range of classes and events are held.

There are good shops in both Snettisham and Dersingham. King's Lynn is around ten miles away, and has supermarkets and a wider range of amenities, as well as a main line link to London King's Cross.

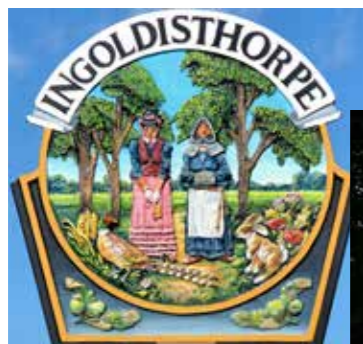
For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's

getaway. Add to this a wealth of pretty period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church sits on a hill behind the village centre and was built in the 14th century.

'The perfect village' is how many locals lovingly describe Dersingham which is well-serviced with a primary and junior school, GP surgery, library, Post Office, a butcher, supermarket, newsagent, garden centre, Chinese restaurant and a smashing fish and chip shop – all within a relatively compact 5.6 sq mile radius!



Note from Sowerbys



Snettisham Beach and Ken Hill

"...beautiful walks on the doorstep stretch from Dersingham to Wild Ken Hill - and beyond."

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## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

Main home: D. Ref:- 0441-3931-5209-6727-9204

Annexe: C. Ref:- 9037-5929-6309-0284-1202

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///remission.shiver.madder

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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