



THE STORY OF
9 Davy Field

Ingoldisthorpe, Norfolk

SOWERBYS



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THE STORY OF

9 Davy Field

Lynn Road, Ingoldisthorpe,
Norfolk, PE31 6TR

●
No Onward Chain

■ Four Double Bedrooms

Fantastic Views to Front and Rear

En-Suite and Two Bathrooms

Snug/Office

Finished to an Excellent Standard

Off-Street Parking


Open-Plan Living

●

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“Waking up to stunning views over fields is a wonderful start to the day...”

Set over three floors, 9 Davy Field is perfectly positioned to enjoy the north Norfolk landscape with lovely views; to the front, the Ingoldisthorpe green with heart shaped pond; and to the rear, mature trees and parkland.

The property was built very recently, to an excellent standard, and has been much loved since by the current owners. Its unique, individual design sets the property apart from others in the area, meaning that you are not only buying into the relaxing Norfolk lifestyle, but also a stylish contemporary home.

The ground floor accommodation consists of open-plan kitchen/dining and living areas, a fantastic space in which to socialise with friends. There's also a downstairs cloakroom and utility room.

Following the theme of socialising, the downstairs reception space also offers sliding doors onto the south-facing patio and double doors out onto a private pagoda patio area, where one can easily imagine a summer barbecue with guests inside and out.







The first floor accommodation consists of two double bedrooms, family bathroom and a snug/office. The principal bedroom in particular stands out, with a spacious en-suite shower room, built-in wardrobes and a large window overlooking the fields beyond.

The top floor has two further bedrooms and a separate bathroom, again all with amazing views, with the top floor ideal for guests or for children who want their own space.



Outside, there is a brand new wooden pagoda positioned on the large, private patio area which makes for the ideal spot to relax and enjoy the picturesque views of horses grazing in the fields to the rear. The rest of the south-facing rear garden is mainly laid to lawn with low fencing allowing the views to be enjoyed from either the lounge area in winter months or the second patio in summer. The front of the property is shingled, providing a low maintenance off-street parking area for two vehicles.

9 Davy Field is a stunning home, perfect to enjoy either as a main family home or a second property on the north Norfolk coast. With no onward chain the property is prime for a new owner to move straight into and start their amazing memories.





“...a modern, low maintenance home, with a stunning outlook and a rural country feel - the best of both worlds!”



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.
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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.

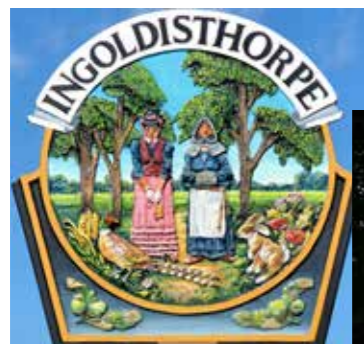
For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's

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

“There are many places to explore nearby, but a walk down to Snettisham Beach and nature reserve is a favourite.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Electric air source heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 2608-3922-9302-1442-8204

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: ///celebrate.glass.hears

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SOWERBYS



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