



THE STORY OF

14 Hill View Close

Ingoldisthorpe, Norfolk

SOWERBYS



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14 Hill View Close

Ingoldisthorpe, Norfolk
PE31 6PD

Detached Bungalow

Off-Street Parking

Outside Home Office

Three Bedrooms

Immaculately Presented Throughout

En-Suite and Family Bathroom

Spacious Open-Plan Lounge Kitchen

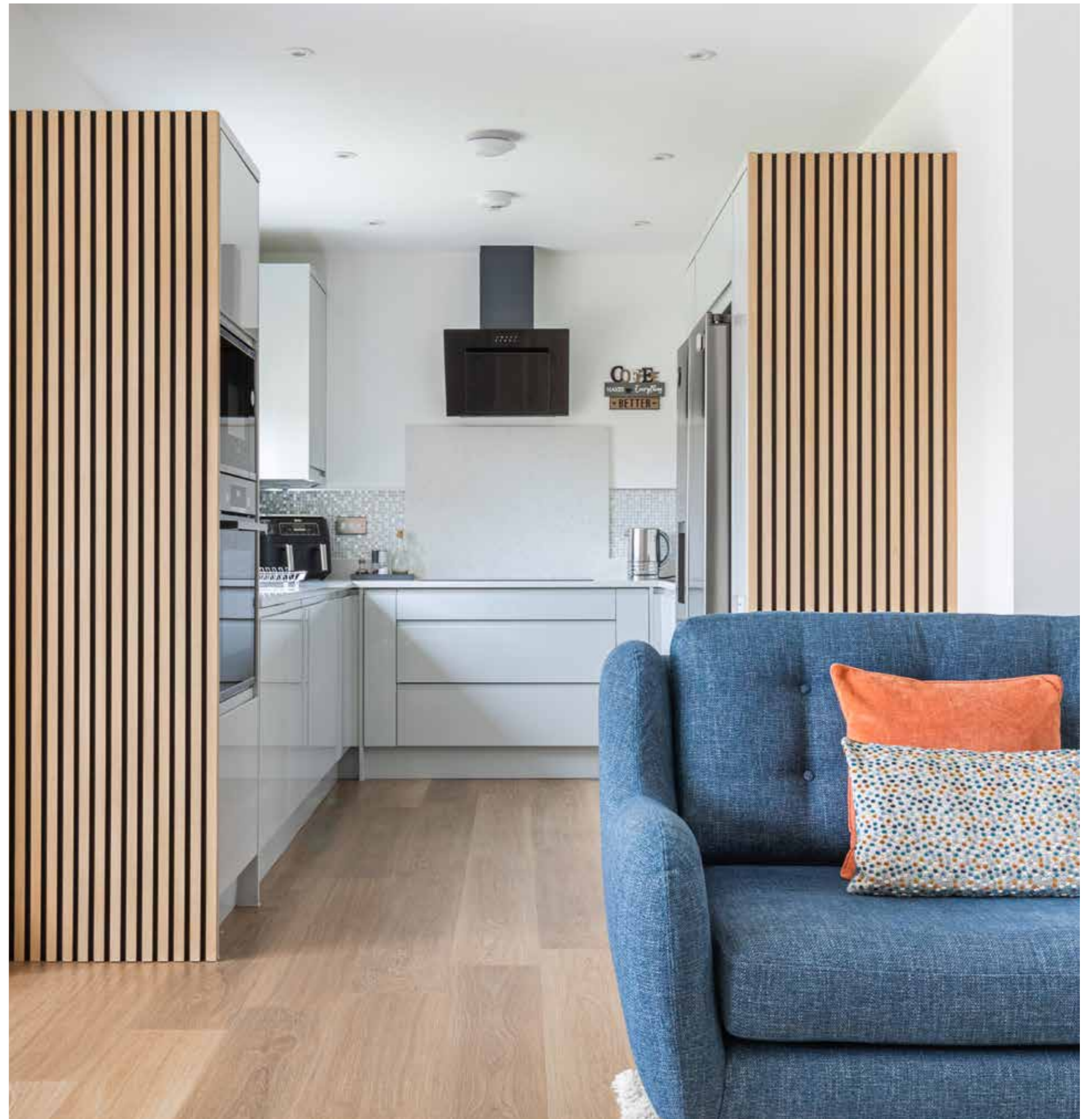
Utility Room

Built Approximately Two Years Ago

SOWERBYS HUNSTANTON OFFICE

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This recently built, detached three bedroom bungalow combines modern design with comfortable living on a small, exclusive development. Entering through the spacious entrance hall, you will immediately notice the immaculate presentation, reminiscent of a show home.

Two of the bedrooms are spacious doubles with built-in wardrobes, and the principal bedroom includes a stylish en-suite bathroom. The third bedroom offers flexibility, making it an ideal office, hobby room, or playroom. The family bathroom is generously sized, featuring ample space for a separate shower.

Perhaps the highlight of this home is the stunning kitchen/sitting/dining room. With bi-fold doors opening to the rear garden, this space seamlessly blends indoor and outdoor living. The current owners have added a charming fire surround, creating a cosy focal point. Additionally, the property boasts a separate utility room, enhancing convenience.

The rear garden is a beautifully landscaped retreat, featuring an extended patio, vibrant flowers, and diverse shrubs. A newly installed home office, fully electric and heated, adds a functional workspace or hobby area. Beyond the garden, open fields provide a serene backdrop, perfect for relaxation.

Located just a short walk from the picturesque village of Snettisham, residents enjoy easy access to essential amenities and delightful pubs. A bus stop located in close proximity offers regular services along the stunning coast or in the opposite direction to King's Lynn, which provides a direct train line to London.

This bungalow offers a perfect blend of modern luxury and rural tranquillity, making it an ideal home for those seeking both convenience and a touch of countryside.



Outbuilding
Approximate Floor Area
111 sq. ft
(10.31 sq. m)



Approximate Floor Area
1,207 sq. ft
(112.11 sq. m)

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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...an ideal home for those seeking both convenience and a touch of countryside.



Ingoldisthorpe

A SLOWER PACE OF LIFE IN A
PRETTY VILLAGE

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.

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.



Note from Sowerbys



"...the rear garden is a beautifully landscaped retreat."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 2212-2737-2820-1988-1296

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: ///larger.laces.butchers

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SOWERBYS

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for the homeless

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Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
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