



THE STORY OF

122 Lynn Road

Ingoldisthorpe, Norfolk

SOWERBYS



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122 Lynn Road

Ingoldisthorpe, Norfolk
PE31 6NS

Detached Three Bedroom Bungalow

Sitting Room

Kitchen/Dining Area and Separate Utility Room

Boot Room

Two Bathrooms

Enclosed Garden

Spacious Driveway

Versatile Accommodation

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Welcome to this delightful non-estate bungalow, offering a spacious and flexible accommodation to suit a variety of lifestyles. Perfectly positioned on a generous plot with a good-sized driveway and an enclosed rear garden this home is an ideal choice for families downsizing, or those seeking multi-generational living.

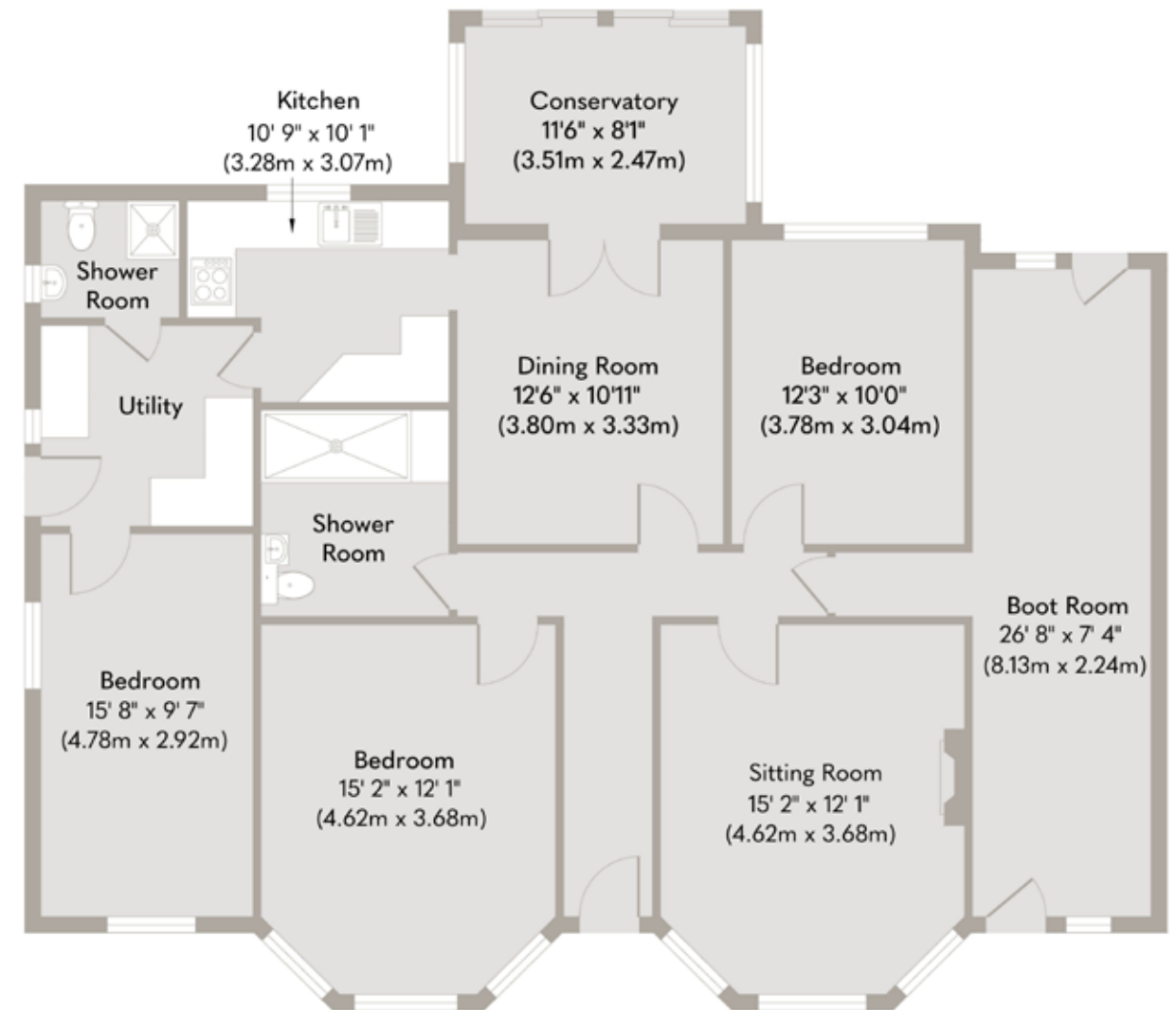
As you step inside, the bright hallway leads to a light and airy sitting room, a perfect retreat for relaxing or entertaining. The heart of the home is the inviting kitchen/dining area, thoughtfully designed to create a sociable space where family and friends can gather and the adjoining conservatory at the rear of the property offers a tranquil space to enjoy views of the garden, bringing the outdoors in throughout the seasons. Adjacent to the kitchen is also a handy separate utility room. On the right of the property, there is a useful bootroom providing practical storage and a convenient route to the garden without passing through the main living areas.

The bungalow boasts three generously proportioned double bedrooms and two bathrooms, ensuring comfort and privacy for all members of the household. For those seeking additional versatility, one end of the property lends itself beautifully to creating a self-contained, one-bedroom annexe. With its own kitchen, bathroom and independent entrance, this space is perfect for extended family, guests or even rental opportunities.

Outside, the property continues to impress. The enclosed rear garden is mainly laid to lawn, providing a safe and serene space for children play, pets to roam, or simply to enjoy summer evenings outdoors. The front of the property features a spacious driveway with ample parking for several vehicles.



...this home is an ideal choice for families, downsizing, or those seeking multi-generational living.



Approximate Floor Area
1,439 sq. ft
(133.68 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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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



“... offering
spacious
and flexible
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lifestyles”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 9738-3039-7206-7304-1204

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: ///barbarian.contact.reinstate

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SOWERBYS

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