



THE STORY OF

3 Hill View Close

Ingoldisthorpe, Norfolk

SOWERBYS



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3 Hill View Close

Ingoldisthorpe, Norfolk
PE31 6PD

Detached Home

Remainder of Warranty

Spacious Sitting Room

Large Kitchen/Dining Room

WC

Three Double Bedrooms

Family Bathroom and En-Suite

Parking

Enclosed Rear Garden

No Upward Chain

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



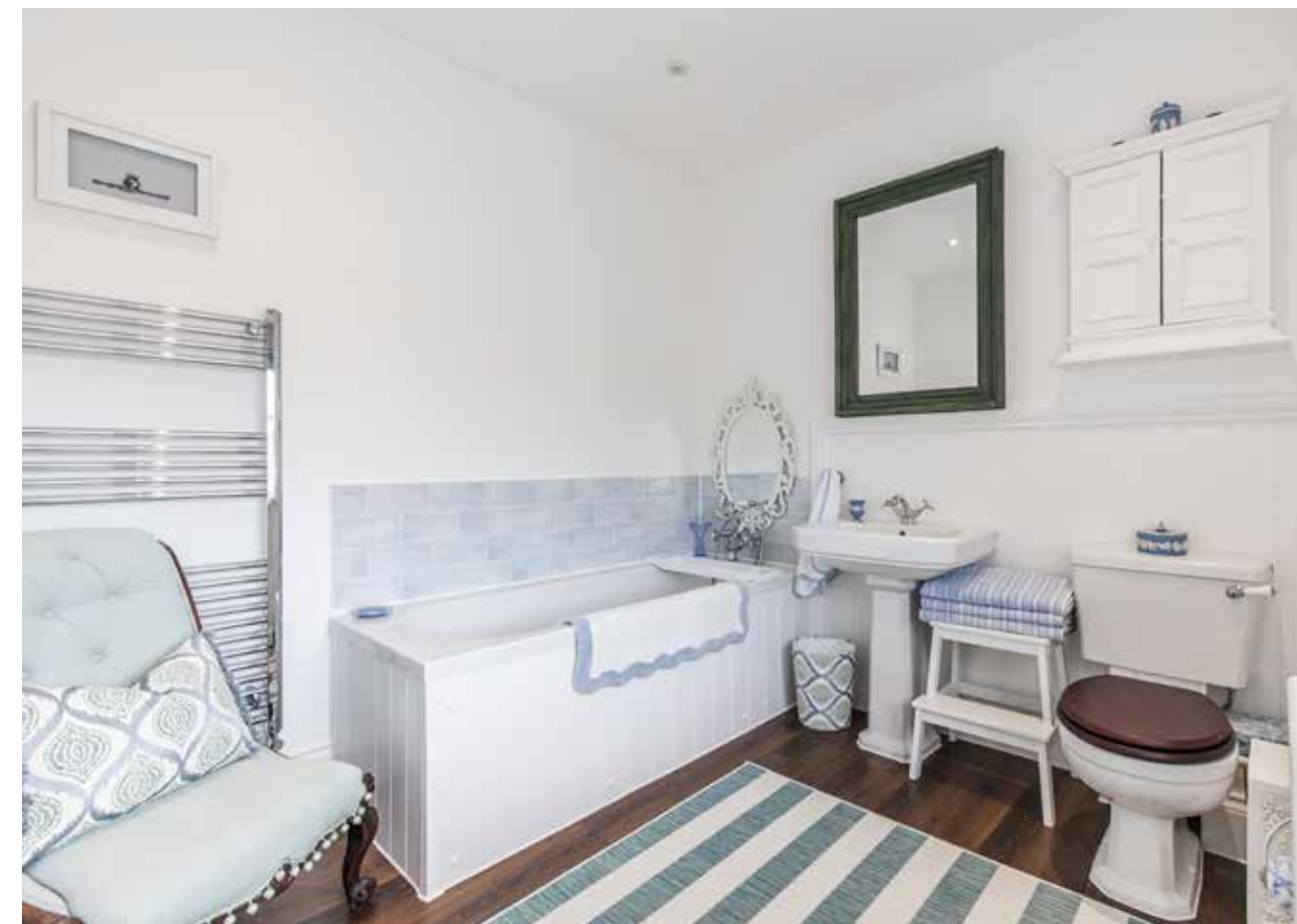
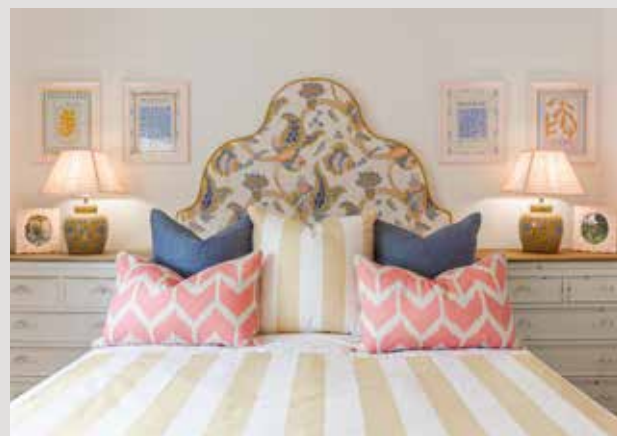
Situated in a highly desirable location just a short drive from the Royal Sandringham estate, this beautifully presented modern family home offers a wonderful lifestyle opportunity, with scenic countryside walks and the sandy shores of Snettisham Beach close by - perfect for family outings and dog walks.

The property boasts generous and well-planned accommodation throughout. The spacious sitting room opens directly onto the enclosed rear garden, creating a seamless indoor-outdoor living experience. At the heart of the home lies a well-appointed kitchen/dining room - ideal for entertaining guests or gathering with family - complemented by a convenient ground-floor WC.

Upstairs, you'll find three generously sized double bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom.

Externally, the property benefits from a private, enclosed rear garden mainly lawn with patio - ideal for children, pets, or simply enjoying the peaceful surroundings. This delightful home offers the perfect blend of modern comfort and countryside charm, all within easy reach of the North Norfolk coast.







FLOORPLAN TO BE INSERTED



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



The beautiful beach at Holme-next-the-Sea is just a short drive away.

“...the perfect blend of modern comfort and countryside charm, all within easy reach of the North Norfolk coast.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0578-3209-9166-2729-2135

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: /// puff.movements.rumbles

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

