



THE STORY OF

12 Davy Field

Ingoldisthorpe, Norfolk

SOWERBYS



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12 Davy Field

Lynn Road, Ingoldisthorpe, Norfolk
PE31 6TR

Striking Three-Storey Modern Home Extended to
Exceptional Standard

Open-Plan Kitchen, Dining and Living Space
with Bifold Doors to Garden

Stunning Kitchen with Neff Appliances,
Dekton Stone Worktops and Bar Area

Four Double Bedrooms, Two with En-Suites

Smart Home Features Including App-Controlled
Blinds, Integrated Hi-Fi and Air Conditioning

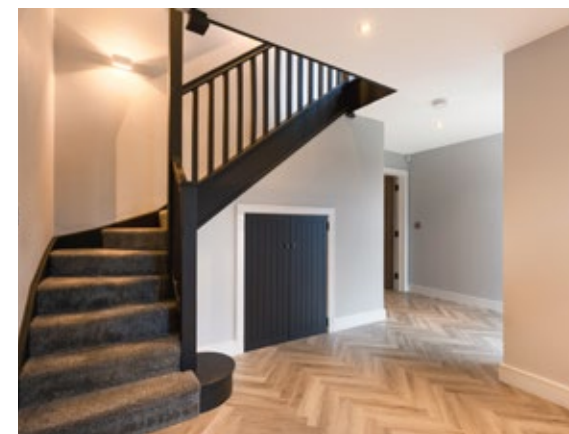
Sustainable Technology with Solar Panels,
Air Source Heating and Underfloor Heating

South-Facing Garden with Woodland Views

Gravel Driveway with Parking
for Multiple Vehicles

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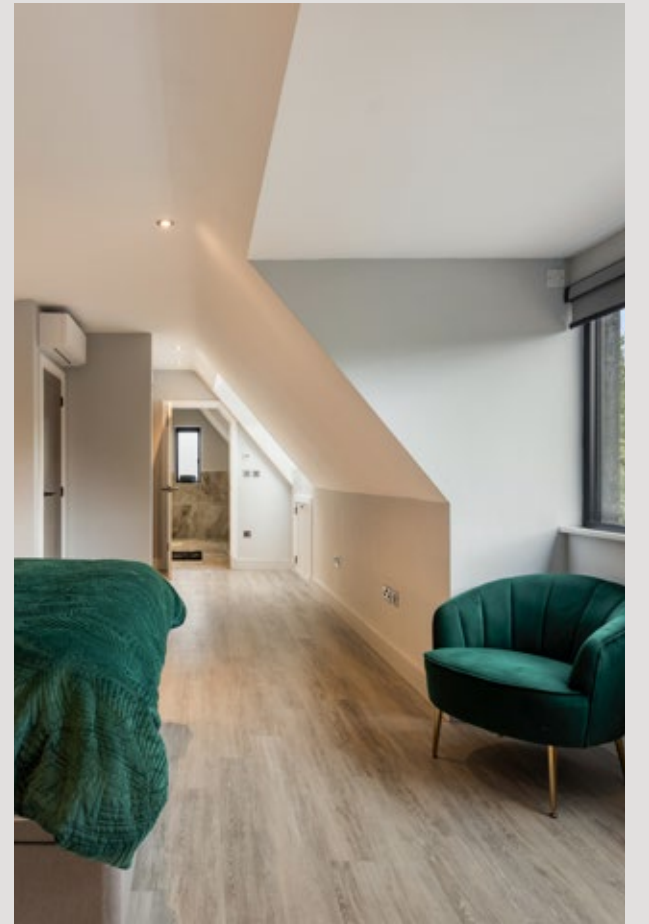
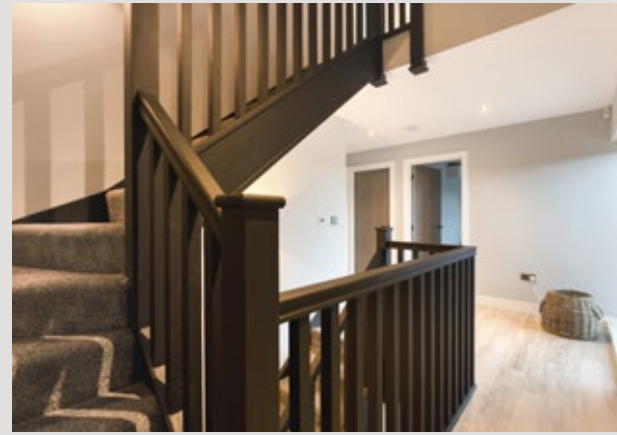
Extended and finished to the highest standards, 12 Davy Fields is a striking three-storey home offering state-of-the-art modern living. With innovative technology, exceptional design, and a south-facing garden that embraces the outdoors, this property provides both style and substance in equal measure.

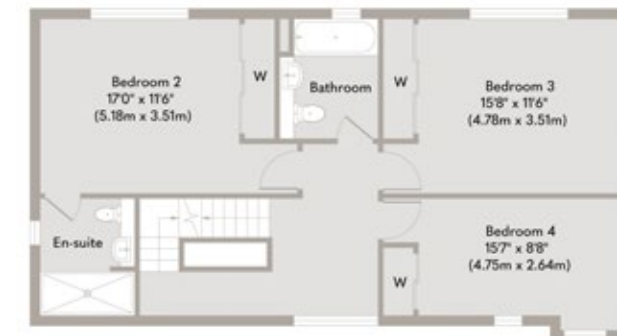
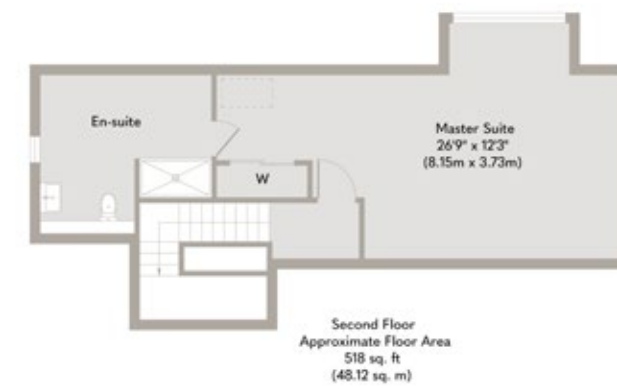
Stepping into the spacious hallway, you immediately appreciate the attention to detail, with a practical cloakroom and a versatile reception room that could serve as an office, snug, or playroom. The true heart of the home lies in the spectacular open-plan kitchen, dining, and living space. Extended from the original design, this impressive room flows seamlessly through bifold doors to the garden, creating an unrivalled space for entertaining and family life. The kitchen itself is a chef's dream – complete with Neff appliances, Dekton stone worktops, a bar area with a secondary sink, and a separate utility room.

Arranged across the first and second floors are four generously sized double bedrooms, two of which are en-suite, along with a beautifully appointed family bathroom. Every room benefits from thoughtful features, including air conditioning, underfloor heating, and tinted privacy glazing.

Outside, the property enjoys a gravel driveway with space for several vehicles. To the rear, the south-facing garden is a haven for relaxing and entertaining, with a full-width patio, lawn, and woodland views.

This is a rare opportunity to acquire a home of such outstanding specification, where luxury, comfort, and efficiency are perfectly combined.





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 the Vendor



“This is a modern, smart and open home which was built to specific specifications.”



SERVICES CONNECTED

Mains electricity, water, and drainage. Solar PV panels.
Heating via an air source heat pump with underfloor heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///gobblers.royal.tempting

AGENT'S NOTE

There is an annual service charge of £350.

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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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