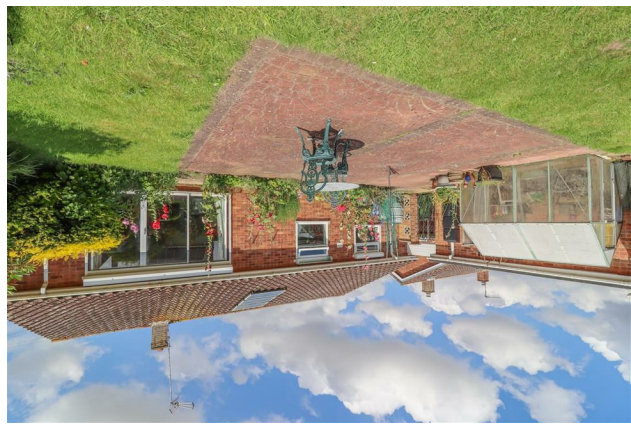


Geoffrey Collings & Co are excited to present this well-proportioned 3-bedroom detached bungalow situated on a generous plot. The property features a garage, adjoining garden room, and off-street parking, all within a peaceful village location. Inside, the bungalow boasts a spacious kitchen and living area, three bedrooms (one with an ensuite), and a separate family bathroom. Although the bungalow could benefit from some modernization, this presents an opportunity for new owners to put their own stamp on the property. There is also potential to extend the property (STPP). We want to inform potential buyers that this property is available with no onward chain.

5 Ingoldale, Ingoldisthorpe, King's Lynn, PE31 6NY



Price £325,000 Freehold



ACCOMMODATION

Visitors are welcomed into the property through an entrance porch that leads into the main hallway, providing access to the rest of the accommodation and featuring a useful airing cupboard. The good-sized living room, located at the rear of the property, boasts a brick fireplace with an open fire and large sliding doors offering views over the garden. The kitchen is also spacious, with room for a table and chairs, and is equipped with a range of matching wall and base units, a single bowl sink with drainer, plumbing for a washing machine, and space for an oven and fridge/freezer. Towards the front of the property, there are three bedrooms. Bedroom 1 offers ample space with a built-in wardrobe, while Bedroom 2, although smaller, benefits from an ensuite fitted with a shower, wash basin, and WC. Bedroom 3, currently fitted with a drop-down bed and could also be utilized as a home office. Additionally, there is a family bathroom comprising a bath with shower over, wash basin, and WC.

OUTSIDE

The front of the property is accessed via a brick weave driveway, which provides parking for multiple vehicles and leads to the single garage. Attached to the rear of the garage, there's a garden room that offers versatile space and could also serve as a workshop or games room. The enclosed rear garden is a fantastic feature of this property, given its west-facing orientation and the ample space it offers (approximately 28m STMS). The garden is split over two levels, with both tiers mainly consisting of lawn, while the upper tier also features a variety of mature plants. Additionally, there's a lovely patio area near the rear of the property, offering a great spot to enjoy the sun during the summer.

LOCATION

Ingoldisthorpe is a pretty village on the Wash coast which neighbours the Royal Sandringham Estate. The village is perfectly situated, with the beautiful North Norfolk coast only a few minutes' drive away and a range of amenities within walking distance. There is also a regular bus service running to both Kings Lynn and the nearby seaside town of Hunstanton. Families of young children will be spoilt by the village Primary School which boasts an outstanding OFSTED report. The neighbouring villages of Snettisham and Dersingham (both of which are in walking distance) offer a range of amenities, including shops, post offices, coffee shops, garden centres, hairdressers, takeaway food outlets and pubs, including the award-winning Rose & Crown and the highly regarded fine dining restaurant The Old Bank in Snettisham.

SERVICES

The property is connected to mains drainage, gas, electricity and water supply. Gas-fired central heating to radiators. Solar panels TBC.

TENURE

Freehold

COUNCIL TAX

BAND: D

ENERGY PERFORMANCE RATING

TBC

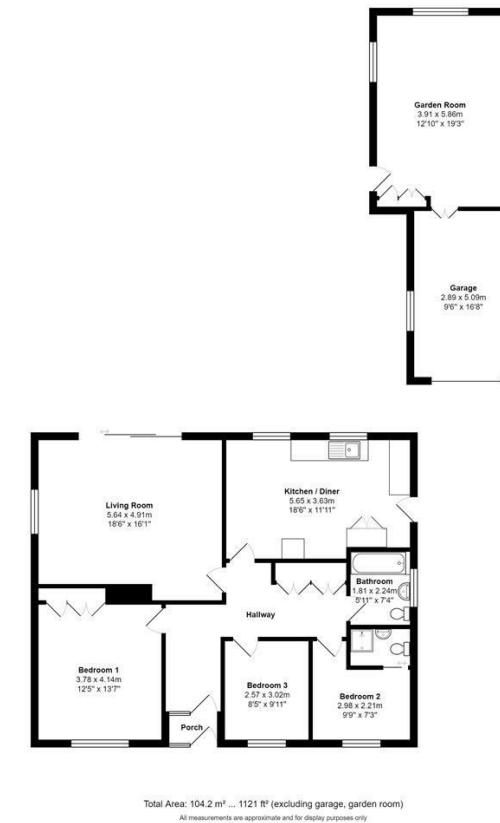
1. Purchasers will be asked to produce ID to satisfy money laundering regulations and we would ask for your co-operation in providing the relevant documentation.

2. While we endeavour to make our sales details fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to make further investigations.

3. The measurements indicated are supplied for guidance only.

4. Please note we have not tested the services or any of the equipment or appliances in this property. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. GEOFFREY COLLINGS & CO NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



AGENTS NOTES: These property details are set out as a general outline only and do not constitute any part of an offer or contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All Measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose.