5 Lynn Road

Ingoldisthorpe

SOWERBYS

Land & New Homes Specialists

INTRODUCING

5 Lynn Road

Ingoldisthorpe, Norfolk
PE31 6NG

Comprehensive Renovation and Substantial Contemporary Extension

Beautifully Reimagined Three-Bedroom Detached Bungalow

Sociable Open-Plan Kitchen, Dining and Living Accommodation

Generous Glazing and Rooflights Flooding the Living Space with Natural Light

Principal Bedroom Complemented by a Contemporary En-Suite Shower Room, Two Further Versatile Bedrooms and a Stylish Family Bathroom

Separate Utility Room Providing Valuable Everyday Practicality

Extensive Improvements to Insulation, Heating, Electrics and Energy Efficiency

Contemporary Finishes Throughout, Complemented by Underfloor Heating

Attractive Contrasting Brickwork, Soft Render and Oak-Framed Entrance Porch

Generous West-Facing Rear Garden Enjoying Afternoon and Evening Sunshine

Ample Off-Road Parking and Convenient Access to the North Norfolk Coastline

SOWERBYS HUNSTANTON OFFICE
01485 533666
hunstanton@sowerbys.com

Enjoying a convenient village setting within easy reach of the North Norfolk coastline, this traditional bungalow is undergoing a comprehensive renovation and substantial extension, transforming it into a beautifully considered, contemporary home. With three bedrooms, generous living accommodation and a particularly spacious west-facing rear garden, the property promises the comfort and practicality of modern single-storey living.

The transformation extends well beyond cosmetic improvements, with considerable attention being given to the fabric, layout and energy efficiency of the home. From the renewed roof and upgraded insulation to new windows, heating, electrics and contemporary finishes throughout, the renovation has been thoughtfully planned to create a home that feels both established and entirely refreshed. The contrasting brickwork, soft render and attractive oak-framed entrance porch will give the property a distinctive yet understated appearance.

At the heart of the home, the substantial rear extension introduces a wonderfully sociable kitchen, dining and living space, designed as much for everyday life as for entertaining family and friends. Natural light will be a particular feature, with rooflights overhead and generous glazed doors opening directly onto the garden. Whether enjoying a relaxed morning, gathering around the dining table or welcoming friends for an evening, this is a space intended to be enjoyed throughout the year. A separate utility room is another welcome practical consideration, keeping the everyday necessities away from the principal living accommodation.





The three bedrooms provide flexibility for a variety of lifestyles, whether accommodating family, visiting guests or those seeking space to work from home. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. The considered layout offers a pleasing balance between the sociability of the living accommodation and the privacy of the bedrooms.

Outside, the generous west-facing rear garden is a real asset, offering plenty of space for gardening, relaxation and entertaining. The proposed terrace, accessed directly from the living accommodation, will provide a natural extension of the home during the warmer months, particularly when enjoying the afternoon and late summer evening sunshine. To the front, ample off-road parking adds further everyday convenience.







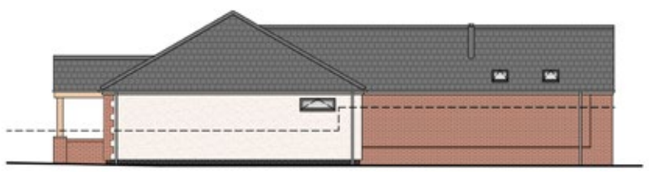
East Elevation 1:100



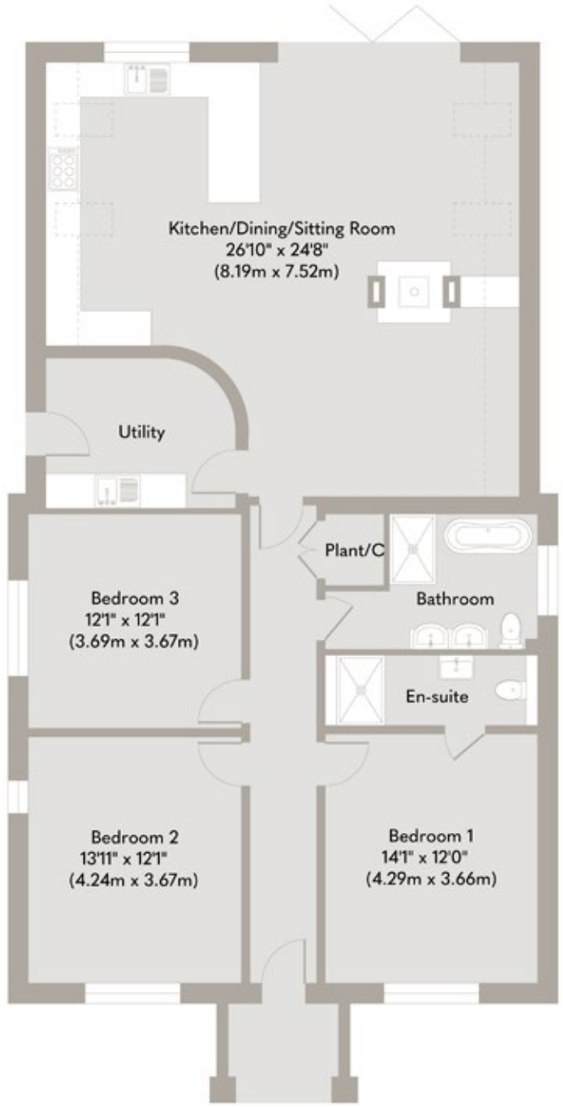
South Elevation



West Elevation



North Elevation



Ground Floor Plan
Approximate Floor Area
1448 sq. ft
(134.53 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.
Copyright V360 Ltd 2025 | www.houseviz.com

Ingoldisthorpe

A SLOWER PACE OF LIFE IN A PRETTY VILLAGE

Following the old coast road east from King's Lynn, Ingoldisthorpe captures the essence of Norfolk's wonderfully unhurried way of life. Positioned between the popular villages of Dersingham and Snettisham, and moments from the Wash coastline, the village enjoys a peaceful setting surrounded by open countryside and expansive Norfolk skies.

Life here revolves around community, countryside and coast. St Michael's Church, the village hall and sports and social club all play an important role in village life, hosting regular events and activities throughout the year. The highly regarded primary school continues to make the village particularly appealing for families looking to enjoy a more relaxed pace of living whilst remaining well connected.

Everyday amenities are close at hand in neighbouring Snettisham and Dersingham, where residents can enjoy convenience stores, cafés, traditional pubs, schooling and healthcare facilities. Snettisham has become especially well known for its vibrant food scene and independent businesses, with popular dining spots, farm shops and artisan food producers drawing visitors from across the county. Poppyfields retail park and The Granary offer antiques, crafts and independent shopping, adding further character to the area.

The coastline is one of the region's greatest attractions, with nearby beaches at Heacham, Hunstanton and Brancaster providing opportunities for sailing, paddleboarding, coastal walks and spectacular sunsets across The Wash. For commuters and those seeking wider amenities, King's Lynn is within easy reach, offering direct rail services to London King's Cross alongside a broad selection of shopping, leisure and cultural attractions.









Note from Sowerbys



"With an emphasis on detail, carefully considered layouts and quality finishes."

SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 9360-2877-6500-2205-1505.

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: ///blackbird.reward.sing

AGENT'S NOTE

Please note CGI's are for representative purposes only.
Images used are of previous developments by Patience & Hilliard.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Land & New Homes Specialists

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

Platinum Trusted Service Award 2025 feefo

The Property Ombudsman

naea | propertymark PROTECTED