

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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A spacious Detached Bungalow offering accommodation including; Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast, Utility, Cloakroom, Four Double Bedrooms (Bed One En-Suite) and Shower Room. This well presented property which benefits from UPVC double glazing and gas central heating, offers delightful countryside views, along with a beautiful West facing landscaped rear garden, ideal for those summer evening BBQs and entertaining. At the front there is plenty of off-road parking and a double garage.

The property is situated in a semi-rural location on the edge of the popular village of Ingoldisthorpe which is situated midway between the popular, well-served villages of Dersingham and Snettisham with both villages, having a good range of facilities including; doctors surgery, chemist, supermarket, schools, hairdressers and public houses. The attractive scenery and walks of Royal Sandringham are also within close proximity along with delightful beaches such as Snettisham (3.5 miles) and Brancaster (12 miles). There are also regular bus services to the seaside town of Hunstanton and the large market town of King's Lynn which has a direct rail link to London Kings Cross.

Brickley Lane, Ingoldisthorpe, PE31 6PF

Price - £600,000 Freehold

COMPOSITE FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

Textured and coved ceiling with inset spotlights, access to roof space, "Karndean" LVT flooring, power points, telephone socket, single radiator, low level cupboard with a mirrored display recess over. Doors to Living Room, Dining Room, Kitchen/Breakfast, Bedrooms and Shower Room.

LIVING ROOM

19' 8" x 13' 3" min (5.99m x 4.04m min)

A double aspect room with UPVC double glazed window to front and UPVC double glazed sliding door to rear. Textured and coved ceiling, "Karndean" LVT flooring, power points, television point, two single radiators, feature open fireplace and hearth. Opening through to:-

DINING ROOM

13' 5" max x 10' 8" min (4.09m max x 3.25m min)

Textured and coved ceiling, "Karndean" LVT flooring, power points, single radiator, UPVC double glazed sliding door to rear, glazed double doors to entrance hall. Door to:-

KITCHEN/BREAKFAST

14' 10" x 11' 9" min opening to 13' 4" max(4.52m x 3.58m min opening to 4.06 max)

Textured and coved ceiling with spotlight rails, laminate flooring, power points, single radiator, UPVC double glazed window to rear. A well-designed kitchen of matching wall and base units featuring integrated appliances, two sinks for added convenience and Wenge worktops, known for their durability and luxurious finish. Space for fridge freezer, door to entrance hall. Door to:-

UTILITY ROOM

8' 9" max x 5' 10" max (2.67m max x 1.78m max)

Textured and coved ceiling, access to roof space, laminate flooring, power points, airing cupboard housing hot water cylinder, single radiator, wall unit, work surface with inset stainless steel sink unit with single drainer and mixer tap over along with cupboard under. UPVC double glazed window and UPVC double glazed door to rear, personnel door to garage. Door to:-

CLOAKROOM

5' 10" x 2' 6" (1.78m x 0.76m)

Textured and coved ceiling, ceiling extractor, laminate flooring, chrome heated towel rail, wash hand basin set on a vanity unit with composite splash-back, low level WC

BEDROOM ONE

11' 9" min opening to 13' 1" max x 11' 5" (3.58m min opening to 3.99m max x 3.48m)

A double aspect room with UPVC double glazed bay window to front and UPVC double glazed window to side, textured and coved ceiling, power points, television point, single radiator. Door to:-

ENSUITE

6' 2" x 5' 10" (1.88m x 1.78m)

Skimmed and coved ceiling, tiled floor, UPVC double glazed window to side, chrome heated towel rail. Suite comprising; corner shower cubicle with full height composite "wet board" splash-back and fitted system mixer shower, round surface mounted wash hand basin with pillar mixer tap set on a vanity unit with cupboard under and composite splash-back, low level WC.

BEDROOM TWO

12' 10" max x 7' 5" max (3.91m x 2.26m)

(max room measurement excluding fitted wardrobes) Textured and coved ceiling, power points, single radiator, UPVC double glazed window to front, built-in corner wardrobes.

BEDROOM THREE

9' 9" x 8' 5" (2.97m x 2.57m)

Textured and coved ceiling, power points, single radiator, UPVC double glazed window to side.

BEDROOM FOUR

9' 1" x 7' 6" (2.77m x 2.29m)

Textured and coved ceiling, "Karndean" LVT flooring, power points, single radiator, UPVC double glazed window to side.

SHOWER ROOM

7' 6" x 5' 11" (2.29m x 1.8m)

Skimmed ceiling, tiled floor, UPVC double glazed window to side, chrome heated towel rail. Suite comprising; 1180mm wide corner quadrant shower cubicle with full height composite "wet board" splash-back and fitted system mixer shower, round surface mounted wash hand basin with pillar mixer tap set on a vanity unit with cupboard under and composite splash-back, low level WC with concealed cistern, wall unit.

OUTSIDE

FRONT

Driveway opening with carrstone walling leading to plenty of shingle car standing and giving access to the double garage. Further shingle car standing at the side with a log store and a gate giving pedestrian access to the rear. The front garden is laid mainly to shingle with a carrstone low wall edging having a steel ribbon fencing over. Three inset mature fan palms that lead the way to the front entrance door.

DOUBLE GARAGE

20' 3" max x 16' 9" max (6.17m max x 5.11m max)

Up and over door, power and lighting, wall mounted gas fired boiler supplying domestic hot water and radiators, plumbing provision for washing machine, tumble dryer vent, stainless steel sink with single drainer and mixer tap over along with cupboard under, window to rear, personnel door to rear. Hot and cold taps.

The property also benefits from approved planning permission for an attached garage and conversion of the existing garage into a new bedroom, en-suite and study. This would provide a superb opportunity for multi-generational living, guest accommodation, an added bedroom or an additional income opportunity.

REAR

A delightful landscaped garden with a shaped raised stone patio across the rear to larger patio areas at the right which have steps down onto the sunken garden laid mainly to lawn. Across the rear is a raised gravelled border containing inset mature shrubs and trees. A West facing garden ideal for those summer evening BBQs and entertaining.

CONSTRUCTION

A modern timber frame construction with an external brick skin under a tiled pitched roof.

DIRECTIONS

From Heacham proceed South on the A149 and head into Snettisham. Keep on this road all the way through the village and head towards Ingoldisthorpe. On entering the village continue past Hill Road and the pond on your left and after a distance turn left into Brickley Lane West. At the T junction turn right into Brickley Lane and the property is the first bungalow on the right.

SERVICES

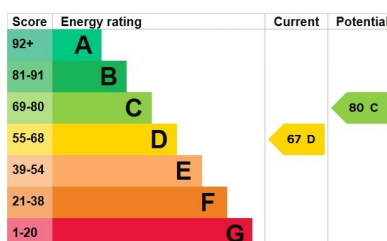
Mains Electricity. Mains Gas. Mains Water. Mains Drainage. Gas Central Heating. These services and related appliances have not been tested.

COUNCIL TAX

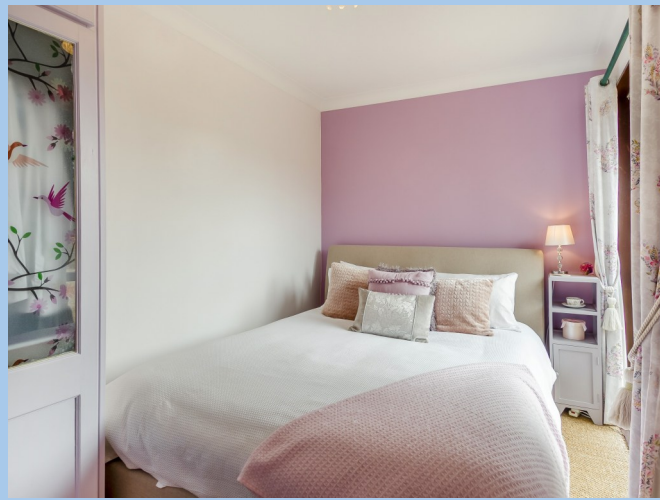
Band E - £2921.28 for 2026/27. Borough Council of King's Lynn & West Norfolk.

ENERGY PERFORMANCE RATING

EPC - Band D









Brickley Lane, Ingoldisthorpe, King's Lynn, PE31 7AS

Illustration for identification purposes only. Measurements are approximate. Not to scale

Tenure: Freehold. Vacant possession upon completion.

Viewing: Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations: All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

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LANDLES

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SELLING & LETTING

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property in King's Lynn and the coastal & rural villages of North & West Norfolk

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