

LANDLES

COASTAL OFFICE

ESTATE AGENTS - SALES & LETTINGS

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****NO ONWARD CHAIN**** A recently renovated Detached Bungalow offering spacious accommodation including; Entrance Hall, Living Room, Kitchen/Breakfast, Three Bedrooms (Two Doubles), Two Bathrooms and Utility/Living Space. This well presented property which benefits from UPVC double glazing and gas central heating has ample off-road parking, an enclosed rear garden and a detached single garage.

The property is situated 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..

Ingoldsby Ave, Ingoldisthorpe, PE31 6NH

Guide Price - £425,000 Freehold

UPVC FRONT ENTRANCE DOOR TO:-

ENTRANCE HALL

8' 8" x 2' 10" (2.64m x 0.86m)

Skimmed ceiling with inset spotlights, tiled floor, UPVC double glazed window to side and rear. Door to:-

LIVING ROOM

16' 5" max x 10' 0" max (5m max x 3.05m max)

Skimmed and coved ceiling with inset spotlights, part laminate flooring, power points, double radiator, single radiator, built-in storage cupboard with telephone socket and power points, UPVC double glazed window to side. Doors to Inner Hall, Kitchen/Diner and Rear Hall.

KITCHEN/DINER

20' 2" max x 14' 8" max (6.15m max x 4.47m max)

A triple aspect room. Skimmed and coved ceiling with inset spotlights, laminate flooring, power points, single radiator, range of matching wall and base units with round edged work surfaces over, new dual fuel cooker with grill and extractor hood over, single bowl sink unit with single drainer and mixer tap over, space for fridge freezer, plumbing provision for dishwasher, UPVC double glazed windows to rear and sides. UPVC double glazed door to side.

INNER HALL

Skimmed and coved ceiling with inset spotlights, laminate flooring, built-in storage cupboard, access to roof space. Doors to Bathroom Two and Bedroom One.

BEDROOM TWO

11' 5" x 9' 11" (3.48m x 3.02m)

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

BATHROOM TWO

9' 11" x 6' 5" (3.02m x 1.96m)

Skimmed and coved ceiling with inset spotlights, tiled floor, full height ceramic wall tiling, ceiling extractor, heated towel rail, touch controlled underfloor heating, UPVC double glazed window to side. Suite comprising; panelled bath, built-in shower cubicle, vanity unit with two inset wash hand basins and cupboards under, low level WC.

REAR HALL

Skimmed and coved ceiling with inset spotlights, laminate flooring, single radiator, stairs to converted loft space, under stairs cupboard, access to roof space, UPVC double glazed window to side. Doors to Bathroom Two, Bedroom One and Utility/Living Space.

BEDROOM ONE

14' 3" max x 10' 0" max (4.34m max x 3.05m max)

Skimmed and coved ceiling, power points, single radiator, UPVC double glazed window to rear.

BATHROOM ONE

10' 10" x 6' 7" (3.3m x 2.01m)

Skimmed and coved ceiling with inset spotlights, tiled floor, full height ceramic wall tiling, ceiling extractor, heated towel rail, touch controlled underfloor heating, UPVC double glazed window to side. Suite comprising; panelled bath, built-in shower cubicle, vanity unit with two inset wash hand basins and cupboards under, low level WC.

UTILITY/LIVING SPACE

18' 3" x 10' 0" (5.56m x 3.05m)

A double aspect room. Skimmed ceiling with inset spotlights, laminate flooring, double radiator, power points, range of matching wall and base units with round edged work surfaces over, single bowl sink unit with single drainer and mixer tap over, plumbing provision for a washing machine, UPVC double glazed window to side. UPVC double glazed double doors to rear.

BEDROOM THREE

16' 0" max x 10' 2" max (4.88m max x 3.1m max)

Maximum room measurements excluding sloping ceiling that start at 3'11" (1.19m). Skimmed ceiling with inset spotlights, power points, single radiator, UPVC double glazed angled skylight to rear.

LOFT SPACE

Part boarded loft space with lighting.

OUTSIDE

FRONT & SIDE

Garden laid mainly to gravel and enclosed by wooden panelled fencing and Carrstone walling. The gravelled frontage provides ample car standing and leads down the left hand side of the property, to a detached single garage. There is a separate lawned area at the front enclosed by fencing and a wall, with mature inset shrubs and plants. Pedestrian access up the right hand side of the property to the rear garden.

REAR

Garden laid mainly to lawn with inset mature shrubs and plants, enclosed by wood panelled fencing. Patio area off rear of the property.

DIRECTIONS

From the crossroads in the centre of Ingoldisthorpe, head south towards Dersingham on Lynn Road. Take the second turning on your right into Ingoldsby Avenue and the property will be found further along on your left.

SERVICES

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

COUNCIL TAX

Band D - £2390.63 for 2026/27 - Borough Council of King's Lynn & West Norfolk

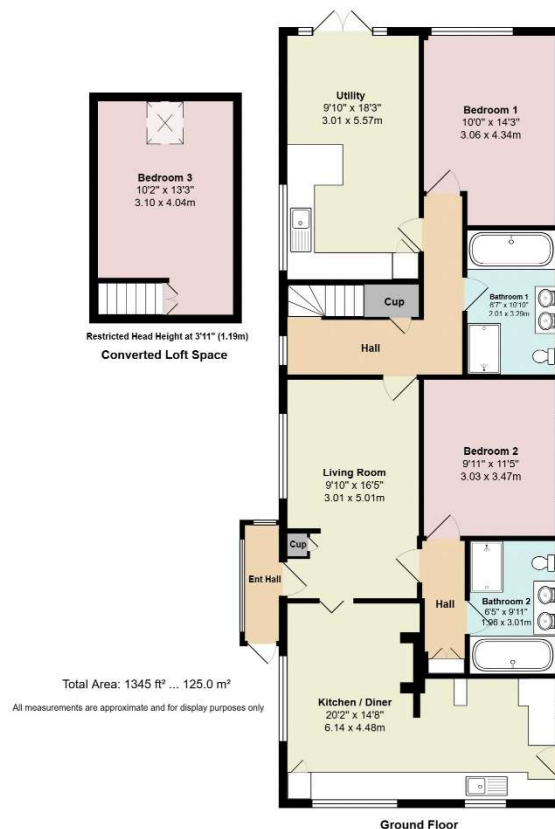
ENERGY PERFORMANCE RATING

EPC - Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ingoldsby Avenue, Ingoldisthorpe, PE31 6NH

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.

Referral Fees: In compliance with the Consumer Protection from Unfair Trading Regulations 2008, LANDLES must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector. As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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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