



THE STORY OF

Plot 11

12 Hill View Close, Ingoldisthorpe, Norfolk

SOWERBYS

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Plot 11

12 Hill View Close, Ingoldisthorpe, Norfolk
PE31 6NS



Detached New Home

Occupying The Largest Plot

Four Double Bedrooms

Enviably Corner Plot Location

Field Views

Generous Open-Plan Kitchen/Dining Room

Close to North Norfolk Coast

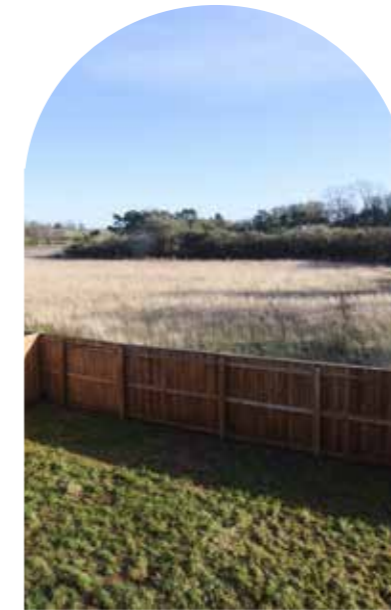
Village Location



SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“The Sandringham is a generous four bedroom detached property featuring a high specification, open-plan kitchen/dining area with cloakroom and storage, spacious lounge with bi-folding and french doors to the patio and garden.”

A fantastic selection of three and four bedroom detached houses and bungalows, built in the local style, with aspects of coastal design and heritage features.

Windborough Homes is led by a management team with more than 75 years of house building experience. We are a company big enough to compete with the national house builders on price and intimate enough to give our customers the benefit of a personal and professional service. We're here to help with each step of the way to your new home.

We've worked on every detail to provide the space where you can shape the house you'll be proud to call your home.

Beautifully situated in the woodlands of

west Norfolk, the village of Ingoldisthorpe is a classic example of a hidden gem.

English history has left its ancient footprint on Ingoldisthorpe and the surrounding villages that once were the territory of Queen Boudica's Icenic tribe who battled the Romans. The fabulous gold hoard of torcs and jewels found last century at Snettisham put the area in the headlines and provided the British Museum with some of its finest treasures.

Ingoldisthorpe lies between the larger villages of Snettisham and Dersingham on the road between King's Lynn and Hunstanton and just a few miles away is the royal estate surrounding Sandringham House. You could say that this is a village that's well connected!



Specification

Kitchen

- Fully fitted kitchen
- Choice of kitchen doors from the Lucente range with an upgrade Available to the Cambridge range for £2,500
- A choice of Silestone worktops
- Integrated oven/hob/microwave/washer dryer/dishwasher
- Chimney hood
- Freestanding American fridge freezer

Bathrooms & En-Suites

- Traditional heritage white sanitary ware to bathroom and en-suite
- Chrome brassware
- Ceramic tiling to bath and shower

Electrical

- CAT 6 to all bedrooms, lounge and kitchen with patch panel for television and internet
- External lighting to front and rear
- Smoke alarms

Flooring

- Choice of ceramic floor tiling to: kitchen/dining area, hallway, bathroom and en-suite
- Choice of carpets to: lounge, stairs and bedrooms

Internals

- MDF skirtings and architraves
- White painted doors
- Chrome ironmongery

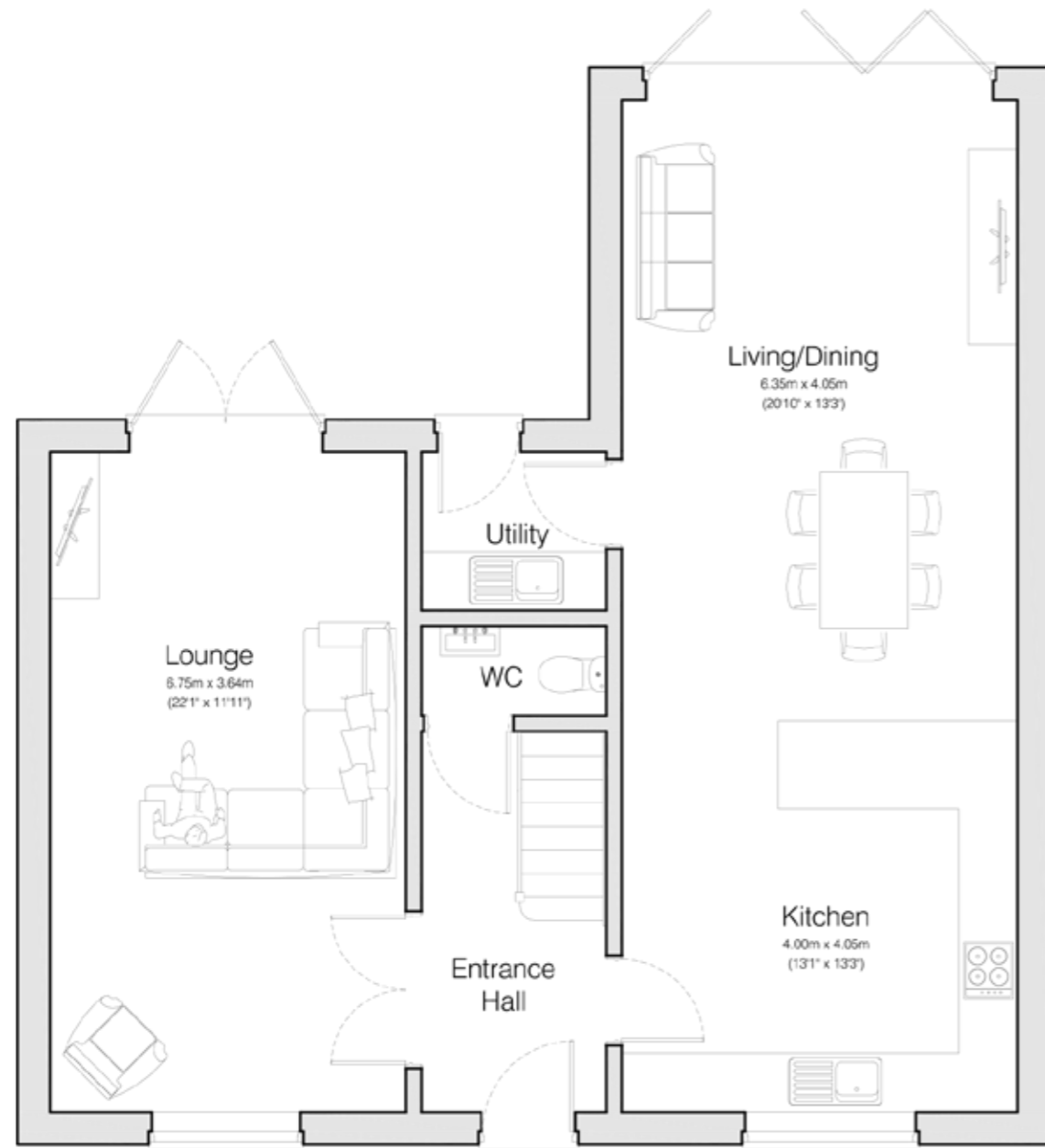
Heating

- Gas with radiator heating
- Ideal boiler
- Chrome towel radiators to bathroom

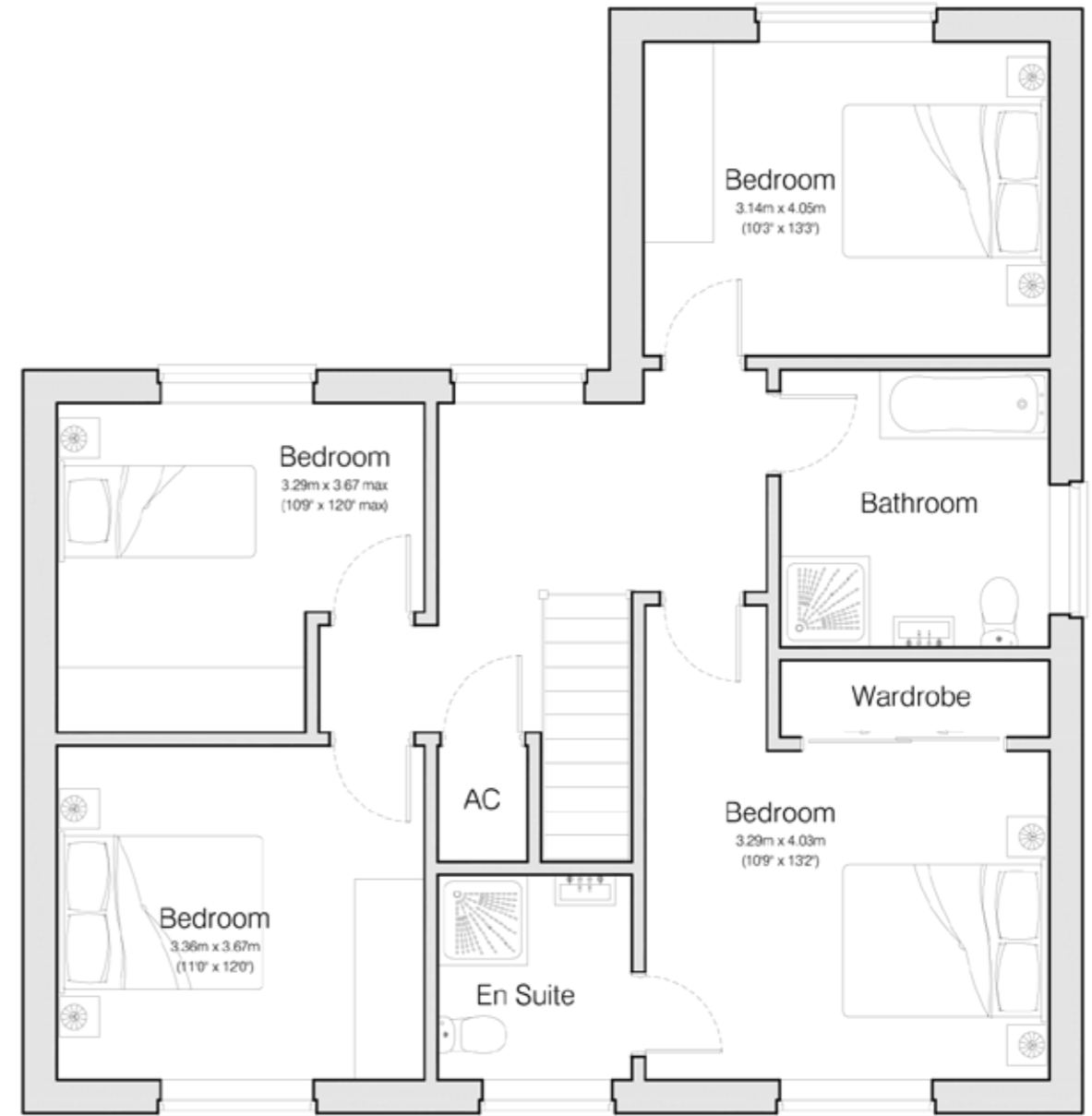
Garden

- Back gardens seeded
- Outside tap
- Patio





Ground Floor



First Floor

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.



ALL THE REASONS

Ingoldisthorpe

IN NORFOLK
IS THE PLACE TO CALL HOME



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.

Nearby, 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.

Resplendent St Mary's Church sits on a hill behind the village centre and was built in the 14th century.

'The perfect village' is how many locals lovingly describe Dersingham which is well-serviced with a primary and junior school, GP surgery, library, Post Office, a butcher, supermarket, newsagent, garden centre, Chinese restaurant and a smashing fish and chip shop – all within a relatively compact 5.6 sq mile radius!



Note from Sowerbys



Snettisham Beach.

“Ingoldisthorpe is well placed for access to the beautiful north Norfolk coast.”

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ENERGY EFFICIENCY RATING

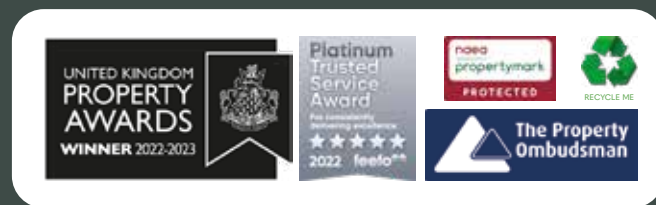
The property will have a SAP assessment carried out as part of building regulations when completed.

AGENT'S NOTE

Please note internal images have been virtually staged and are of a similar plot type

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.

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