

SOWERBYS

Norfolk Property Specialists



Plot 5, The Green

Ingoldisthorpe, Norfolk, PE31 6HG

Guide Price £585,000



Viewing by appointment with our
Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



PLOT 5, THE GREEN

Positioned at the end of the cul-de-sac, enviably overlooking the Ingoldisthorpe green and pond this brand new four bedroom detached home would make an ideal second home or family home by the coast. The property has been designed by award winning architects Project Orange and built to a high specification, with progressive tweaks and changes from the original design to maximise living space.

The accommodation downstairs starts with a sociable open plan kitchen, dining and living area, but also offers flexibility with a separate snug/office or even downstairs bedroom. There is a further utility space with two wine chillers and large downstairs WC. The second floor has four double bedrooms, three complemented with built in wardrobes. There is also an en-suite shower room and Juliet balcony to the principal bedroom, and the remaining three bedrooms are served by a family bathroom with freestanding bath and separate shower.

To the front of the property there is a brick weave driveway providing parking space for multiple vehicles and to the rear there is a full width sandstone patio area leading to a lawn.

The house is situated on the new village green which has been landscaped by Area Landscapes and includes: oak, Scots pine, alder and weeping willow around a large natural pond. Each house has private parking to the front, off the gravel drive, with private gardens screened by front garden walls built from local carrstone, and ilex oak hedges to the sides. The informal green creates a natural extension of parkland beyond and a haven for nature-lovers.

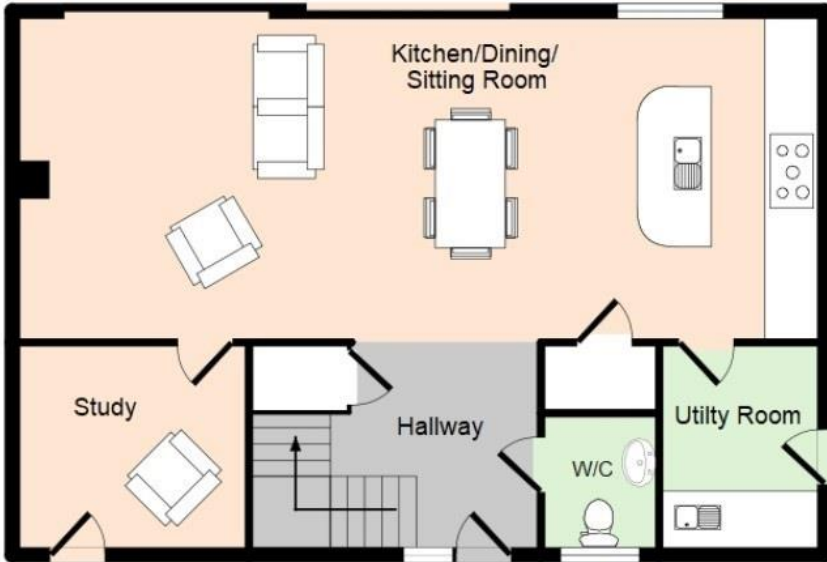


SPECIFICATION AND KEY FEATURES

- Integrated NEFF Appliances
- Four Bedrooms
- En-Suite and Family Bathroom with Drencher Showers
- Apollo Quartz Aspen Crystal Worktop
- Ceramic Wood Effect Flooring
- Contura Wood Burner
- Electric Air Source Heating
- Built in Wardrobes to Most Bedrooms
- Fully Tiled Lassen Carrara Gloss Bathrooms with Free Standing Bath
- Fully Carpeted Upstairs
- Two Juliet Balconies to Front and Rear
- Oak Internal Doors
- Natural Sandstone Rear Patio
- Large Aluminium Doors and Windows
- LED Hallway Zaphyr Pendant Light
- Block Weave Paving Driveway for Multiple Vehicles

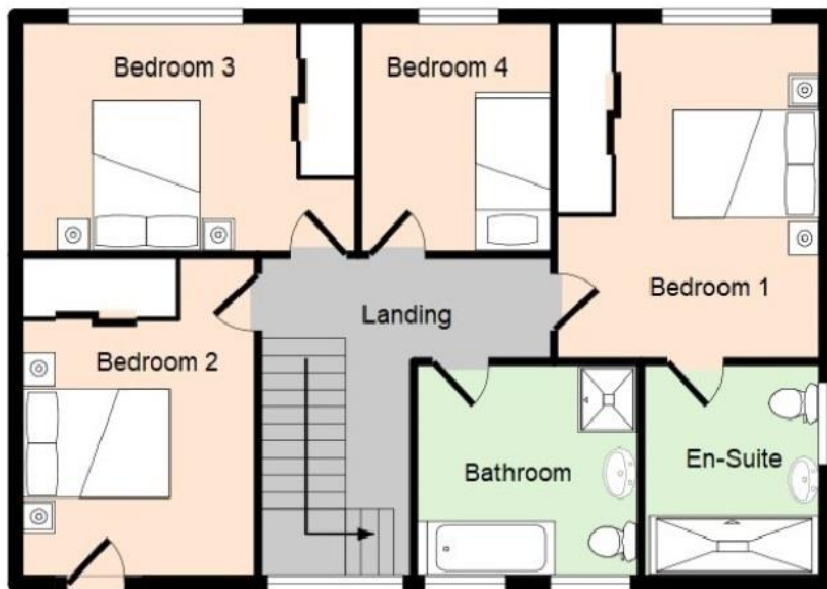






Ground Floor

Kitchen/Dining/Sitting Room	10.3m x 4.2m
Study	3.0m x 2.7m
Utility Room	2.7m x 2.1m
W/C	1.8m x 1.5m
Hallway	3.7m x 2.7m



First Floor

Bedroom 1	4.2m x 3.4m
En-Suite	2.7m x 2.3m
Bedroom 2	4.0m x 3.0m
Bedroom 3	4.2m x 2.9m
Bedroom 4	2.9m x 2.4m
Bathroom	2.8m x 2.7m
Landing	4.0m x 3.7m

INGOLDISTHORPE

Ingoldisthorpe is a small quiet village between the busier villages of Snettisham and Dersingham on the Wash coast, north of King's Lynn. There is a village church - St Michaels, a good primary school, 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 - approx 1h 40min - via Cambridge. Ingoldisthorpe is just two miles from the Royal Sandringham Estate, and the beautiful North Norfolk coastline is only a short drive away.

SERVICES CONNECTED

Mains water and drainage. Air source heat pump heating system.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.
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.

Viewing by appointment with our Hunstanton Office:
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