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THE STORY OF

# Stanmore

*Ingoldsthorpe, Norfolk*

**SOWERBYS**

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# Stanmore

Sandy Way, Ingoldsthorpe,  
Norfolk, PE31 6NJ

Spacious Detached Chalet

Non-Estate Property

Spacious Kitchen/Dining Room

Two Reception Rooms

Three/Four Bedrooms

Family Bathroom and En-Suite

Private Enclosed Rear Garden

Detached Garage with Workshop

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“...retreat from the hustle and bustle of everyday life.”

Welcome to Stanmore, where tranquillity meets practicality in this spacious non-estate chalet bungalow. Tucked away down a private drive, this residence offers a retreat from the hustle and bustle of everyday life.

As you step inside, you are greeted by spacious rooms that invite relaxation and comfort. The light and airy lounge boasts dual aspect windows, filling the space with natural light. A second reception room provides versatility, serving as a potential fourth bedroom or a convenient office space to suit your needs.

The accommodation continues with two further generously sized bedrooms, both doubles, ensuring ample space for

family or guests. The family bathroom is spacious and for added convenience, a handy utility room with a second WC ensures practicality in daily living.

The heart of the home lies in the kitchen/dining room with ample storage and integrated dishwasher, where meals are prepared amidst a backdrop of the rear garden. Adjacent to the kitchen/dining room is a conservatory, boasting a new GRP fibreglass roof (glass reinforced plastic), inviting for leisurely gatherings with friends and family all year round.

Upstairs is the principal bedroom, complete with an en-suite shower room, ample storage and built-in wardrobe space.





Outside, the property offers ample off-street parking on a gravel driveway, ensuring convenience for multiple vehicles as well as a separate gravel area for more parking or bin store. The driveway leads to a detached garage with workshop and summer house, providing additional space for hobbies or storage.

The rear garden, fully enclosed and private, makes for the perfect seating area, predominantly lawned and perfect for outdoor activities or simply basking in the tranquillity of the peaceful area. A handy potting shed is located to the rear and is ideal for keen gardeners.

In summary, Stanmore presents an idyllic blend of comfort, functionality, and privacy, offering a haven to call home. Do not miss the opportunity to make this charming property your own.





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.

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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.

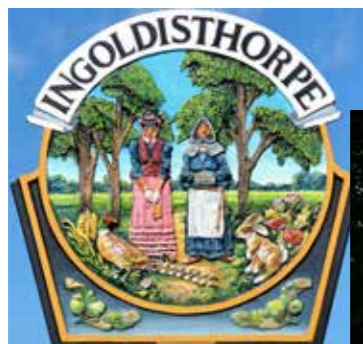
For a small, coastal village, Snettisham has

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!



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref:- 2660-3037-1204-6334-4200

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: ///inversion.achieving.fencing

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# SOWERBYS



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