



THE STORY OF

# 25B Ingoldsby Avenue

*Ingoldisthorpe, Norfolk*

**SOWERBYS**



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# 25B Ingoldsby Avenue

Ingoldisthorpe, Norfolk  
PE31 6NH

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Detached Modern House

Quiet Location

Versatile Living Accommodation

Three/Four Bedrooms

Modern Kitchen

Spacious Sitting Room

Family Bathroom and En-Suite to Principal

Driveway with Ample Parking

Private Rear Garden

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Located at the end of a peaceful cul-de-sac, this charming family home offers a perfect blend of comfort and versatility. Lovingly maintained by the current owners, this property boasts a warm and inviting sitting room, complete with a wood-burning stove—ideal for cosy evenings—and french doors which seamlessly connect the indoor space to the lush, private rear garden.

The modern kitchen, finished to a high standard, is both stylish and functional, offering ample space for culinary creativity. Adjacent to the kitchen is a separate dining room, which could easily serve as a fourth bedroom, home office, or playroom, providing flexible living options for growing families or those working from home.

Upstairs, you'll find three well-proportioned bedrooms, each designed to provide a restful retreat. The principal bedroom benefits from its own en-suite bathroom, offering an added touch of luxury. A well-appointed family bathroom serves the remaining bedrooms.

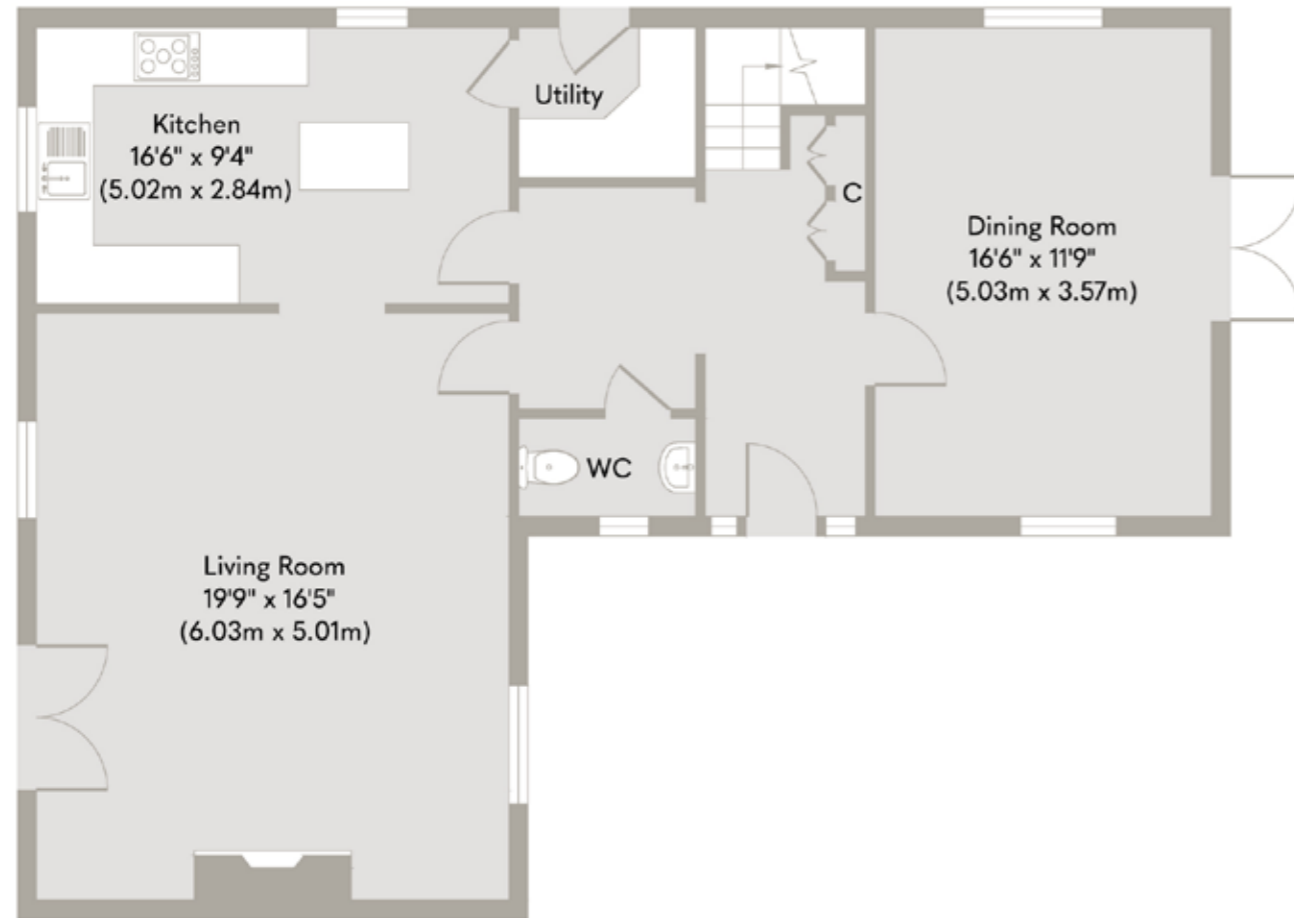
There is an ample driveway to the front with parking for several cars and a beautifully landscaped rear garden which offers privacy and a fantastic place to relax with family and friends.

With its tranquil setting and thoughtfully designed living spaces, this home offers the perfect environment for family life, where comfort meets practicality. It's a place where you can relax by the fire, entertain in the garden, and enjoy a peaceful, community-focused lifestyle. Ideal for those seeking a versatile, move-in ready home.

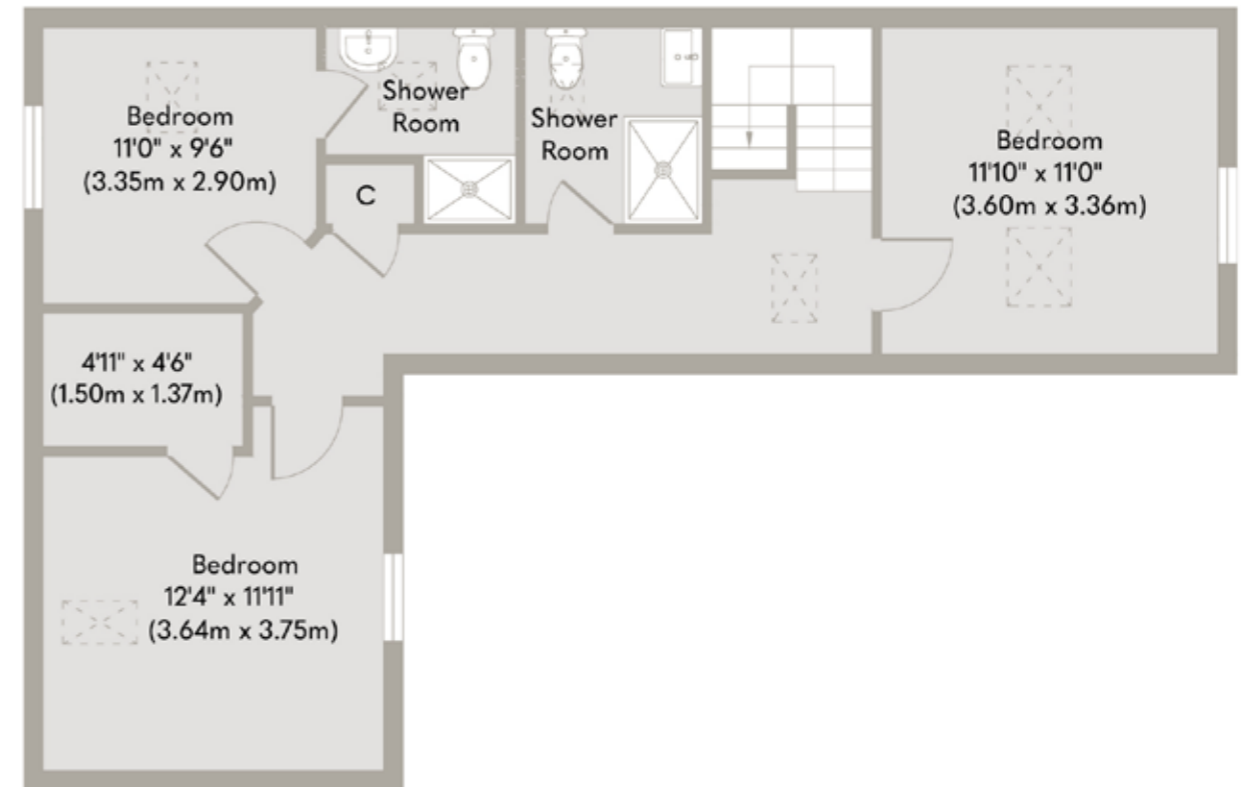


...each designed to provide a restful retreat.





**Ground Floor**  
Approximate Floor Area  
887 sq. ft  
(82.41 sq. m)



**First Floor**  
Approximate Floor Area  
617 sq. ft  
(57.34 sq. m)

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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# Ingoldisthorpe

A SLOWER PACE OF LIFE IN A  
PRETTY VILLAGE

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.

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.



## Note from Sowerbys



“...its tranquil setting and thoughtfully designed living spaces, this home offers the perfect environment for family life.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

C. Ref:- 9834-1428-1400-0350-1276

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: ///bitters.ranches.strumming

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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