



Family home - 29 Lynn Road, Ingoldisthorpe PE31 6NG

£295,000

What3Words: avid.utensil.intersect

Bedrooms: 3 | Bathrooms: 1 | Receptions: 3

Set within the popular village of Ingoldisthorpe, towards the beautiful North Norfolk coast, this extended and much improved semi detached home offers far more space than you might first expect. With generous and versatile living accommodation, a lovely garden, plenty of parking and open views to both the front and rear, it is a home that should work particularly well for a growing family.

You enter the house through the hallway, which leads through to a separate dining room, a characterful space with an open fireplace providing a lovely focal point. The main sitting room measures an impressive 17ft and has a wood burning stove, together with French doors opening to the side.

The L shaped kitchen and breakfast room provides plenty of space for everyday family life, with a breakfast bar, inset spotlights and access through to a useful utility room and separate WC.

One of our favourite rooms, however, has to be the fabulous garden room. Bright, spacious and designed to be enjoyed throughout the year, it has a vaulted ceiling with inset spotlights and French doors opening directly onto the garden. Whether used as an additional sitting room, family room or simply somewhere to sit and enjoy the outlook, it adds another dimension to the ground floor accommodation.

Upstairs there are three bedrooms together with a shower room.

Outside, the property continues to impress. To the front, a five bar gate opens onto a generous parking area with space for several vehicles. To the rear is a good sized lawned garden with mature magnolia trees and a selection of established fruit trees, including apple, plum and pear, together with two useful garden sheds.

Perhaps one of the nicest features of the setting is the feeling of openness, with views to both the front and rear of the house.

Extended, improved and offering a great combination of character and practical family space, this is a lovely village home in a particularly appealing part of West Norfolk, with the coast within easy reach.

Property Type: Semi Detached House

- Extended family home
- Popular village location
- Three bedrooms
- Fabulous garden room
- 17ft Sitting room
- Wood burning stove
- Kitchen / breakfast room
- Ample private parking
- Mature rear garden
- Open rural views

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All measurements are provided as a guide and may not be exact.

We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

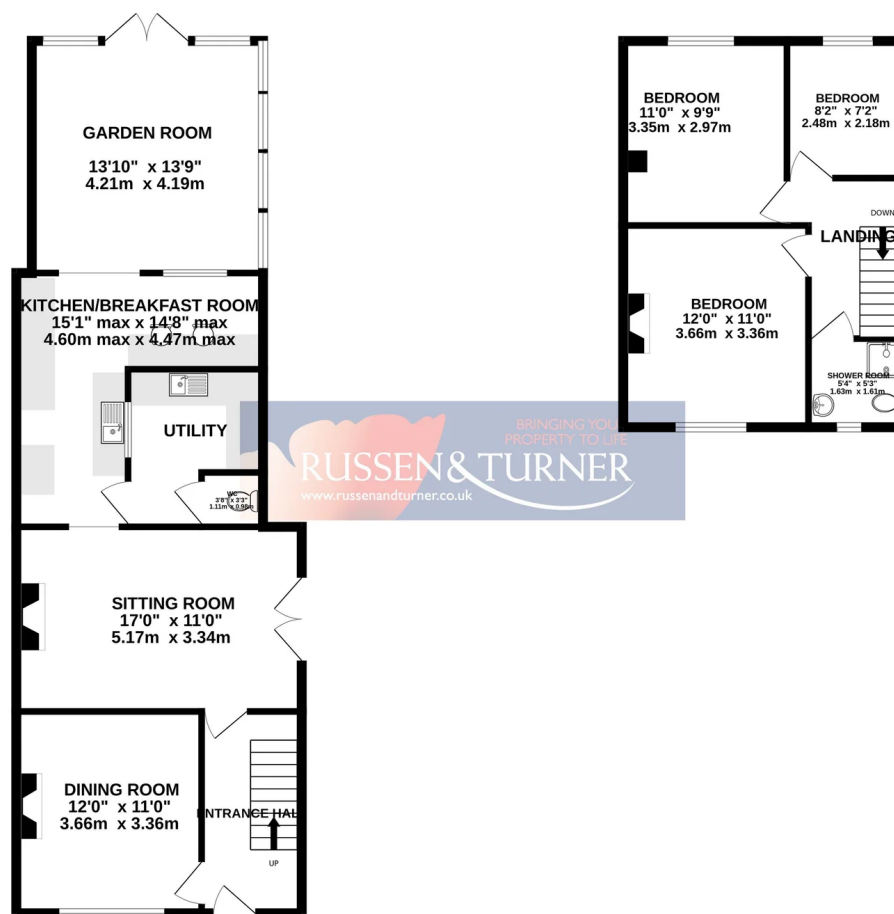
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GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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