



NEWSON & BUCK
ESTATE AGENTS



12 Hill View Close, Ingoldisthorpe, King's Lynn, Norfolk PE31 6PD

Offers In Excess Of £495,000

Newson & Buck are delighted to present this executive four double bedroom family home situated in the highly desirable Village of Ingoldisthorpe. The spacious accommodation comprises entrance hall, lounge, open plan kitchen / living / dining room, utility room, w/c, landing, master bedroom with en-suite, three further double bedrooms and a family bathroom. The property further benefits from gas central heating, off road parking for numerous vehicles and generous surrounding gardens.

The property has amenities available in nearby Villages and is ideally situated for the Norfolk coast.

Entrance Hall

Double glazed door to front, radiator and tiled flooring.

Lounge

22' 1" x 11' 11" (6.73m x 3.63m) Double glazed window to front, double glazed doors to rear, two radiators and fitted carpet.

W/C

Low flush w/c, pedestal wash hand basin, radiator and tiled flooring.

Kitchen / Living / Dining Room

33' 10" x 13' 3" (10.31m x 4.04m) Double glazed window to front, double glazed bifold doors to rear, fitted kitchen with integrated appliances including oven, microwave, hob with extractor above, washing machine, dishwasher, free standing fridge freezer, two radiators and tiled flooring.

Utility Room

Double glazed door to rear, stainless steel sink, space for washing machine, radiator and tiled flooring.

Landing

Double glazed window to rear, access to loft, cupboard housing water tank and fitted carpet.

Master Bedroom

10' 3" x 13' 3" (3.12m x 4.04m) Double glazed window to front, built in wardrobes, radiator and fitted carpet.

En-Suite

Double glazed window to front, shower enclosure with mixer shower, low flush w/c, pedestal wash hand basin, towel radiator and tiled flooring.

Bedroom Two

10' 9" x 13' 2" (3.28m x 4.01m) Double glazed window to front, radiator and fitted carpet.

Bedroom Three

10' 9" x 12' 0" (3.28m x 3.66m) Double glazed window to rear, radiator and fitted carpet.

Bedroom Four

11' 0" x 12' 0" (3.35m x 3.66m) L-Shape room - Double glazed window to rear, radiator and fitted carpet.

Bathroom

Double glazed window to side, bath, shower enclosure with mixer shower, low flush w/c, pedestal wash hand basin, towel radiator and tiled flooring.

Parking

To the side of the property is a brick weave driveway with parking for numerous vehicles.

Garden

The property benefits from gardens to the front, side and rear which are mainly laid to lawn. A patio area can be found to the rear of the property.

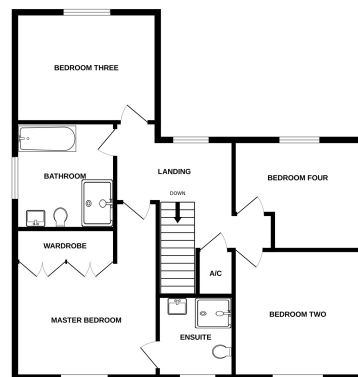
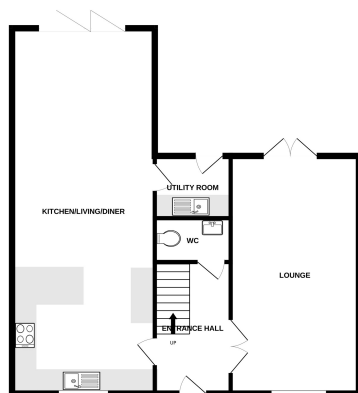
EPC Rating: C

Council Tax Band: E



GROUND FLOOR

1ST FLOOR



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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