



Downs Way Water Lane, Ingham

Guide Price £400,000 - £425,000

Downs Way Water Lane

Ingham, Norwich

This home delivers flexible living spaces in a sought-after countryside setting. Just moments from Norfolk's stunning coastline, it offers the perfect mix of rural and coastal convenience. A spacious four-car garage, gated driveway, and established gardens provide both function and curb appeal. Inside, bright, well-proportioned rooms ensure comfortable and adaptable living for all lifestyles. Designed for ease and enjoyment, this property is a must-see for those seeking space, versatility, and a prime location.

The Location

Ingham, located in the NR12 postcode area of Norfolk, England, is a small, picturesque village nestled in the heart of the Broads National Park. Positioned near the north-eastern coastline, it is just a few miles from the popular seaside town of Sea Palling and the market town of Stalham.

The village is surrounded by scenic countryside, with its rural charm reflected in the traditional thatched cottages and historic St. Bartholomew's Church. Its proximity to both the coast and the Norfolk Broads makes Ingham an ideal spot for those seeking tranquil surroundings and outdoor activities like boating, birdwatching, and walking.





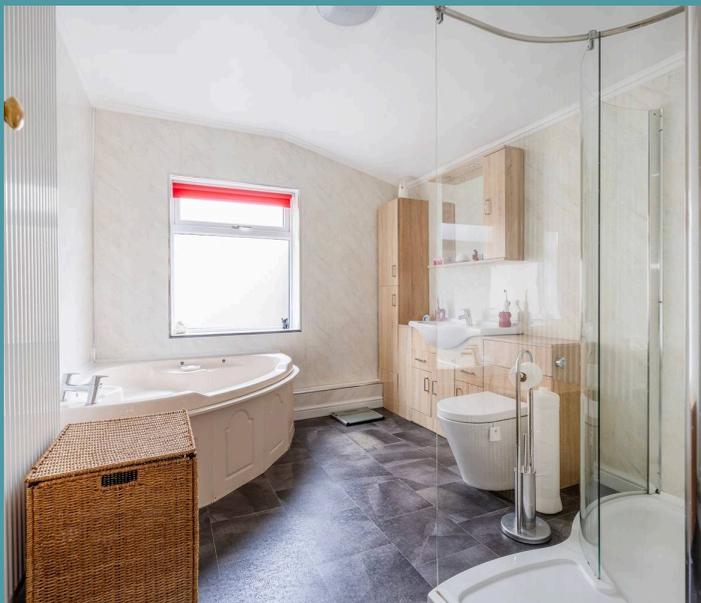
Downs Way Water Lane

Ingham, Norwich

Downs Way, Water Lane

Set in a popular countryside location, this impressive home offers versatile accommodation throughout, making it ideal for a variety of living arrangements. Beautifully presented to a good standard, the property boasts established enclosed gardens, a spacious four-car garage, and a long gated driveway, ensuring curb appeal. With the stunning beaches of Sea Palling and Happisburgh just a short drive away and easy access to the Norfolk Broads, this is an excellent opportunity to enjoy both rural and coastal living.

The ground floor is thoughtfully designed, featuring a dual-aspect lounge and dining room, flooding the space with natural light. The well-equipped kitchen provides plenty of storage, while a ground-floor bedroom and modern four-piece bathroom offer added convenience and future-proofing. A dedicated office space is perfect for remote work, and the conservatory, overlooking the garden, provides a peaceful setting to enjoy the outdoor surroundings in comfort.





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Upstairs, there are two further bedrooms, both benefitting from eaves storage, ideal for keeping belongings neatly tucked away. Throughout the property, ample storage solutions enhance its functionality.

Outside, the home truly excels with its large, greenery-filled frontage, enhancing its look. The gated driveway leads to the spacious garage, providing abundant parking and workshop potential. The enclosed garden is well-established yet low maintenance, offering the perfect balance of space and ease of upkeep. With its versatile layout and desirable location, this property is a fantastic opportunity.

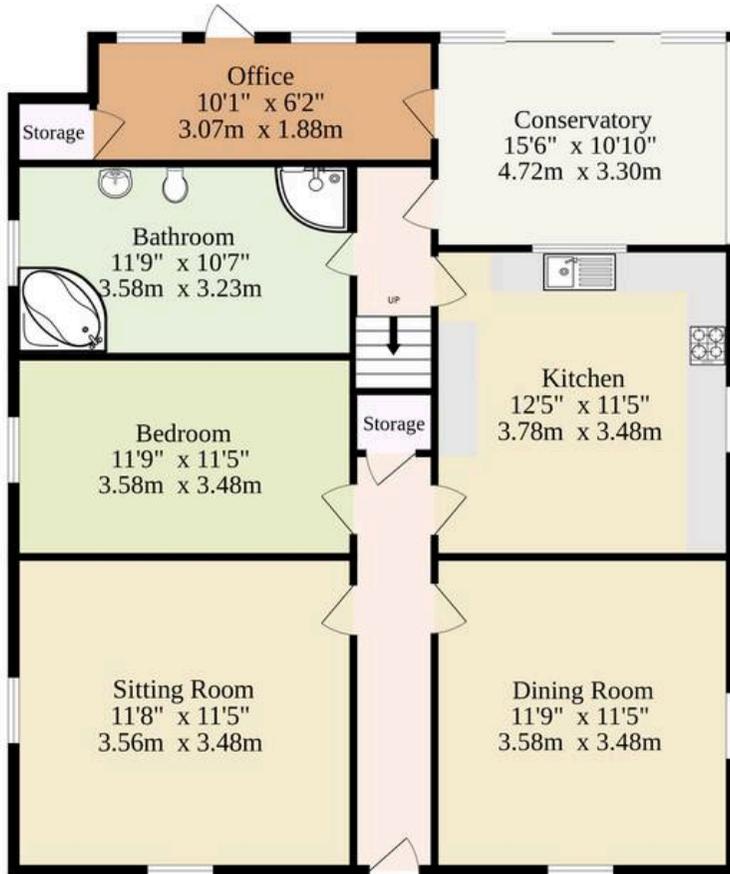
Agents Note

Sold Freehold

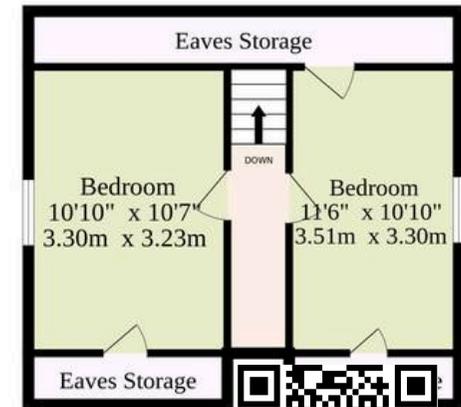
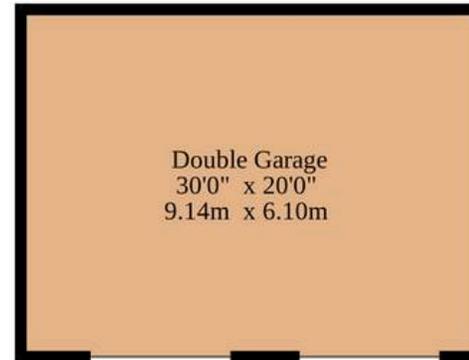
Connected to air source heat pump - alongside remaining mains services



Ground Floor
1546 sq.ft. (143.6 sq.m.) approx.



1st Floor
509 sq.ft. (47.3 sq.m.) approx.



Including Garage And Eaves Storage

TOTAL FLOOR AREA : 2055 sq.ft. (190.9 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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