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DIRECTIONS

From Kings Lynn travel out along the A149 on Queen Elizabeth Way toward the Knights Hill roundabout and take the 2nd exit signposted Cromer and continue on to the village of Hillington travel past The Ffolkes Arms Hotel on the left, then turn right onto B1153 towards Gayton where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		27	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



30 Station Road Hillington King's Lynn Norfolk PE31 6DE

BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED COTTAGE WITH PARKING AND NO UPWARD CHAIN

Hillington

£475,000 Freehold

01553 692828
sales@britttons.net





- FRONT LOBBY** 5'10 x 5'0 (1.78m x 1.52m)
Natural Travertine flooring (Sealed). Under floor heating.
- LOUNGE** 15'2 x 14'1 (4.62m x 4.29m)
Newly fitted carpet. Open fire with wood feature mantle. Column radiator. Dual aspect windows.
- DINING ROOM** 14'10 x 13'0 (4.52m x 3.96m)
Natural Travertine flooring (Sealed). Underfloor heating. Windows to front and rear aspects.
- KITCHEN/BREAKFAST ROOM** 17'11 x 15'8 (5.46m x 4.78m)
Range of wall, base and drawer units with solid wood worktops over. Sink with Boiling water tap. Wine cooler. American Fridge/Freezer. Gas Range cooker with extractor over. Dishwasher. Breakfast bar. Natural Travertine flooring. (Sealed) Underfloor heating. Exposed wooden beams and downlighters add to the charm of this room. Dual aspect windows with views over the pretty garden.
- GROUND FLOOR SHOWER ROOM** 7'5 x 4'5 (2.26m x 1.35m)
Large shower enclosure with Rainfall shower head and handheld attachment. Wash hand basin and w.c. Tiled floor.
- REAR ENTRANCE HALL** 16'5 x 6'5 (5.00m x 1.96m)
Natural Travertine flooring (Sealed) Column radiator. Stable door to rear garden. Selection of custom made storage cupboards for coats and shoes.
- LANDING** 23'10 x 5'7 max (7.26m x 1.70m max)
Fitted carpet. Airing cupboard. Two windows to front aspect.
- BEDROOM 1** 15'6 x 14'1 (4.72m x 4.29m)
Fitted carpet. Radiator. Dual aspect windows.
- BEDROOM 2** 13'7 x 10'8 (4.14m x 3.25m)
Newly fitted carpet. Column radiator. Window to rear aspect.
- BEDROOM 3** 11'7 x 9'9 (3.53m x 2.97m)
Fitted carpet. Radiator. Built-in storage cupboard over stairs. Window to rear aspect.
- BEDROOM 4** 13'6 x 5'7 (4.11m x 1.70m)
Fitted carpet. Radiator. Window to front aspect.
- BATHROOM** 7 (2.13m)
Recently fitted three piece suite comprising P-Shaped bath with Rainfall shower and hand held shower attachment. wash hand basin set in wooden vanity unit and w.c. Heated towel rail. Space and plumbing for washing machine and tumble dryer. Storage cupboard. Tiled floor. Window to rear aspect.
- FRONT GARDEN**
Laid into two parts with decorative gravel area and decorative shingle area with a selection of mature plants and shrubs with pretty fence surround.
- REAR GARDEN**
Fully enclosed, mainly laid to lawn with patio area, raised flower beds. Large wooden shed plus additional smaller shed. Parking for multiple cars.



Nestled in the charming Village of Hillington, this semi-detached cottage is a true gem waiting to be discovered. Boasting two reception rooms and four bedrooms, this property offers ample space for comfortable living. The two bathrooms, including a recently fitted one with space and plumbing for laundry appliances, ensure convenience for the whole household. Step inside to find a beautifully presented interior, recently decorated throughout to a high standard. The fitted kitchen is a highlight, featuring a breakfast bar and all appliances included, perfect for whipping up delicious meals. The natural travertine flooring with underfloor heating on the ground floor adds a touch of luxury to the space. Oil fired central heating with Hive Compatible Zonal Control. Outside, the property continues to impress with pretty front and rear gardens, providing a serene escape from the hustle and bustle of everyday life. Parking is made easy with space for multiple cars, adding to the convenience this home offers. With no upward chain, this cottage is ready and waiting for its new owners to move in and start creating lasting memories. Don't miss out on the opportunity to make this charming property your own slice of paradise in the heart of Hillington.



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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