

SOWERBYS

Norfolk Property Specialists



Hillside

Heacham Road, Sedgeford, Hunstanton, Norfolk, PE36 5LU

Offers Over £749,995



Viewing by appointment with our

Hunstanton Office 01485 533666 or hunstanton@sowerbys.com



HILLSIDE

A fine individual detached residence offering extremely spacious four bedroom accommodation. The property is in an elevated position with views over the properties opposite and the countryside beyond.

The well-maintained gardens are mainly to the front and side of the house and enjoy a good degree of privacy by virtue of high conifer hedging to the boundaries. Within the garden is a large outdoor swimming pool with brick paved surround along with lawn and well-stocked beds and borders.

The entrance porch at the front of the property opens into the large hallway, with stairs leading to the first floor. The generous sitting room boasts a decorative fireplace and connects to the sunroom, both rooms benefit from sliding patio doors that open onto the terrace, overlooking the swimming pool. There is a good-sized kitchen with a pantry and separate utility room with access doors to the front and rear. To the front of the property is a dining room, which could be combined with the kitchen to form a very large kitchen/family room.

Upstairs, accommodation comprises the superb main bedroom, which benefits from fitted wardrobes an en-suite bathroom, in addition to three further bedrooms and a family bathroom. Completing the first floor, french doors on the landing open on to the balcony providing beautiful views.

To the side of the property is an attached brick double garage and to the rear is an integral boiler room containing the oil fired central heating boiler and filtration unit for the pool.



KEY FEATURES

- Substantial Individual Detached House
- Secluded Gardens with Outdoor Swimming pool
- Spacious Rooms Throughout
- Kitchen with Pantry and Utility Room
- Brick Paved Driveway and Turning Area
- Double Garage
- Oil Fired Central Heating
- Double Glazing

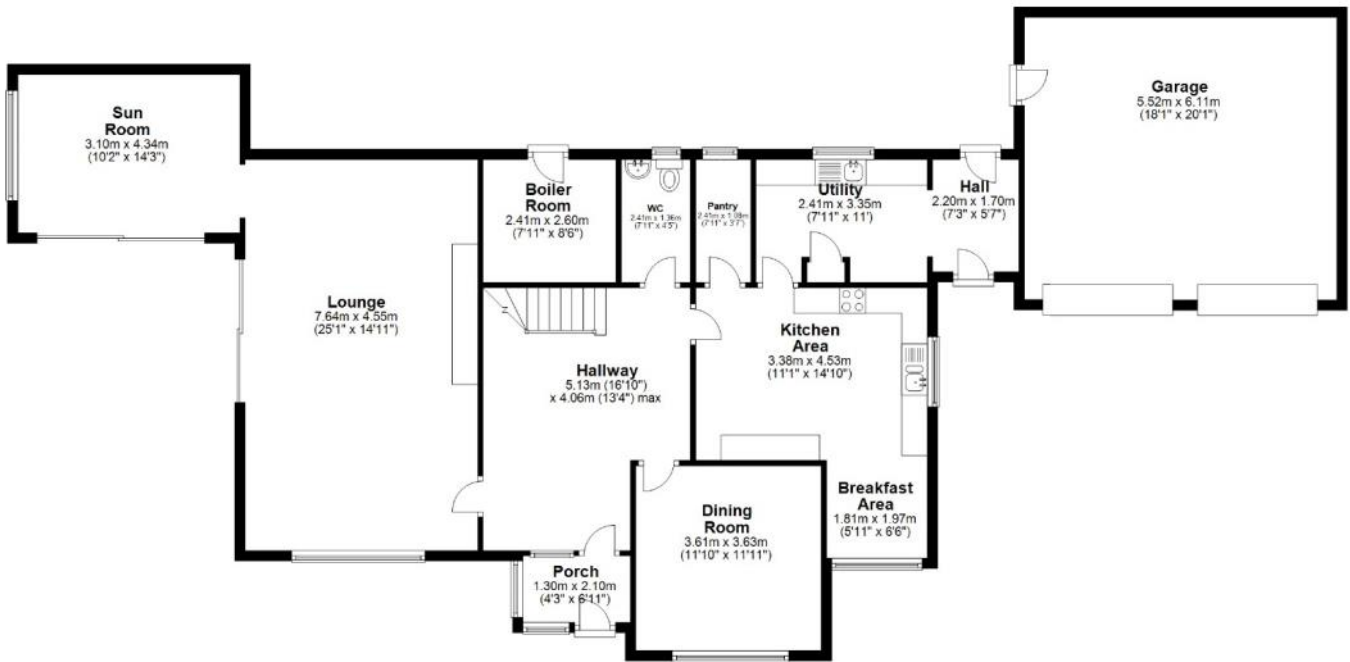




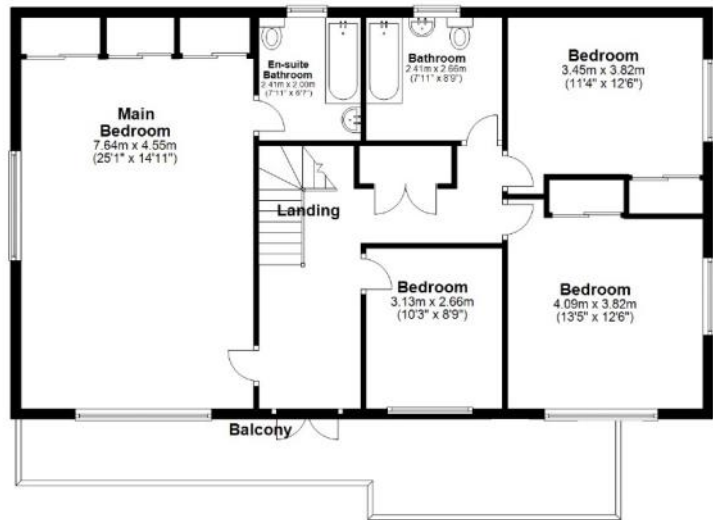




Ground Floor
Approx. 157.3 sq. metres (1692.8 sq. feet)



First Floor
Approx. 101.9 sq. metres (1097.1 sq. feet)



Total area: approx. 259.2 sq. metres (2789.8 sq. feet)

SEDFORD

Sedgeford is a popular conservation village, 2.5 miles inland from the thriving village of Heacham with its wide range of shops and facilities. Sedgeford is home to the SHARP (the Sedgeford Historical Archaeological Research Project), a long term, independently run archaeological project, one of the largest projects in Britain and is firmly rooted in the local community. Peddars Way also runs through Sedgeford to Thornham and is a 15 km trail full of history and tradition. Additionally, on the cusp of Sedgeford and between Snettisham and Heacham is the Wild Ken Hill project, a project to restore nature, fight climate change and grow healthy food across a coastal farm in West Norfolk. There's also the King William IV Country Inn and Restaurant, which serves traditional ales and good pub food.

King's Lynn is 15 miles away with its many amenities including schools, shopping and leisure facilities. At King's Lynn there is a mainline train service via Cambridge to London Kings Cross - approx. 1hr 40mins. The Sandringham Estate is close, with the House, gardens and attractive walks through the woods. The North West Norfolk coastline is within a short drive, with beautiful, long sandy beaches, and for golfing enthusiasts there is the King's Lynn Golf Club and the challenging links courses of Hunstanton and The Royal West Norfolk Golf Club at Brancaster.

SERVICES CONNECTED

Mains water and electricity, oil central heating and septic tank drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

F. Ref:- 2242-6925-1863-1103-8610

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.

DIRECTIONS

Take the A149 Road from Hunstanton towards Kings Lynn and at the crossroads by the lavender fields at Heacham, turn left at the traffic lights to Sedgeford. Driving into Sedgeford along Heacham Road, Hillside is on the left hand side, shortly before the left hand turning to Ringstead Road.

Viewing by appointment with our Hunstanton Office:
54 Westgate, Hunstanton, Norfolk, PE36 5EL
01485 533666 • hunstanton@sowerbys.com



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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