



I Wheatfields Close
Hillington | Kings Lynn | PE31 6DF

FINE & COUNTRY

FAMILY FAVOURITE



In a quiet residential close in a small village in West Norfolk, not far from the royal Sandringham Estate, and with the beautiful coastal beaches only about ten miles away, a well presented, four bedroomed property has been a wonderful family home for the owner since its completion in 1986, and is offered with no onward chain. A choice of Ofsted rated Good primary schools in nearby Fitcham and Gayton, and Springwood secondary school, also rated Good, on the eastern side of King's Lynn, make this an ideal home for a growing family. Also, King's Lynn train station is only 8 miles (about a 15 minute drive) away with direct trains to London Kings Cross.







- Found in a superb village setting on the edge of the Royal Sandringham Estate
- An ideal home for the young/growing family with its flexible accommodation
- Entrance Hall, Sitting Room & Conservatory, Dining Room, Utility and Boot Room
- Four Bedrooms (luxurious master suite with walk-in wardrobe/dressing room)
- Family Bathroom and En-Suite
- Off Road Parking, Garage and enclosed Gardens
- Total Accommodation extends to 2260sq.ft
- Energy Rating E

Light, Airy, Spacious Rooms

Rooms are bright and airy, all good sizes, with the living room exceptionally spacious stretching front to back and opening through timber-framed bi-folding doors into a hexagonal, tiled conservatory with French doors onto a south and west facing patio. The simple, rustic-style fireplace with its stone hearth contains an electric stove but could be opened up for a log-burner if desired. Heating is an air source heat pump with air conditioning offering cool and hot temperatures for most rooms. This is particularly invaluable in the conservatory making it a year-round space." Here, bespoke roller blinds have been fitted on every window adding to the temperature control.

Granite Worktops and Integrated Bosch Appliances

A traditional style, fitted kitchen with an abundance of storage, has granite worktops and breakfast bar, and integrated Bosch appliances such as an eye-level double oven, a microwave, and an induction hob "which I wouldn't be without!" attests the owner. There is also an enviable walk-in pantry, beside which a door opens into a utility area with further built-in cupboards, a downstairs lavatory and enough space for the owner's gym equipment, and where you can access both the garden and the double garage which has a wide, electrically operated door to the front.

Upstairs, the dual aspect master bedroom is a superb size and includes a large, light, walk-in dressing room as well as a fully tiled, modern en suite

which benefits a contemporary style bath and a separate, large, walk-in shower. The family bathroom is also well appointed: fully tiled, it contains a fitted bath and a separate, quadrant shower.

Plenty of Storage

The other three bedrooms are all double even though the fourth is currently used as a study and has a desk and a sofa bed in there, "but has had a double bed in the room in the past," confirms the owner. Storage is not an issue in this property with a good number of built-in wardrobes and cupboards throughout the house.

Sunny, Secure, South and West Facing Garden

The property sits in a tranquil spot at the far end of the close – so no passing traffic – where the houses are positioned so gardens are not overlooked. "The close is really nice and especially pretty in the spring with all the blossom on the trees," enthuses the owner. Indeed, her own house features a pink flowering cherry at the front beside a variety of shrubs. Access from the gravel drive is down the side of the house where the sunny, rear garden is completely enclosed so secure for dogs, and sheltered by mature, neatly trimmed hedging – a beech down one side and evergreen along the bottom. Predominantly lawn, some attractive evergreen shrubs and small mature trees down the southern boundary create a pleasant vista from the paved patio directly outside the back of the house.

Easy Access to Stunning Unspoilt Beaches

"It's been a wonderful home for the last thirty-five years and I will really miss the amount of space here. The neighbours are all so kind and friendly, and it's such a tranquil position too," concludes the owner. The small village straddles the A148 road to Cromer on the Northeast Norfolk coast, within easy reach of King's Lynn to the west, whilst Sandringham Estate is only about 3 miles away and has excellent woodland walks. Lovely country roads criss-cross the undulating landscape across North Norfolk through pretty villages, giving easy access to the whole of the stunning coastline designated an Area of Outstanding Natural Beauty.







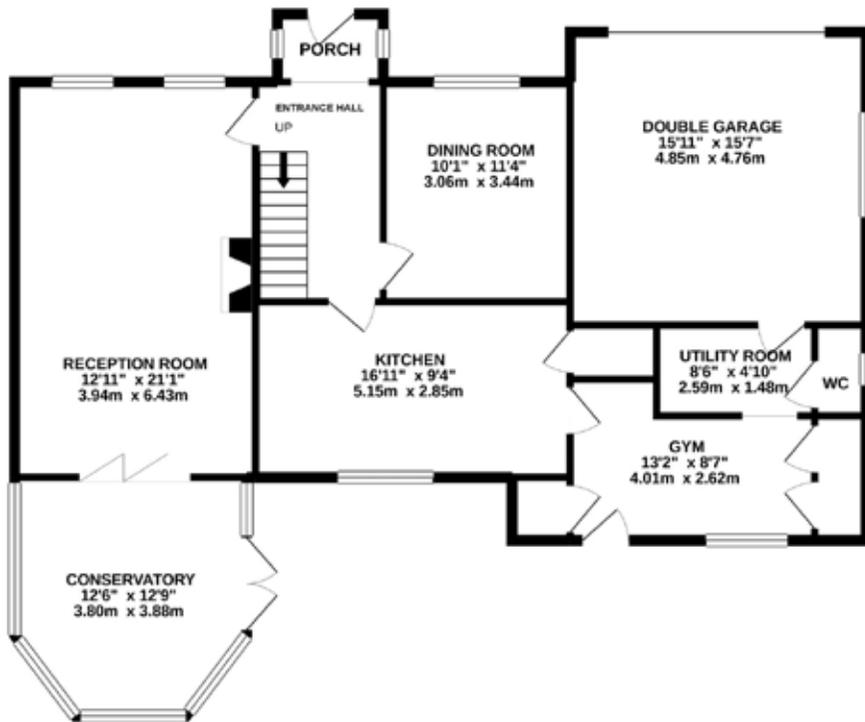




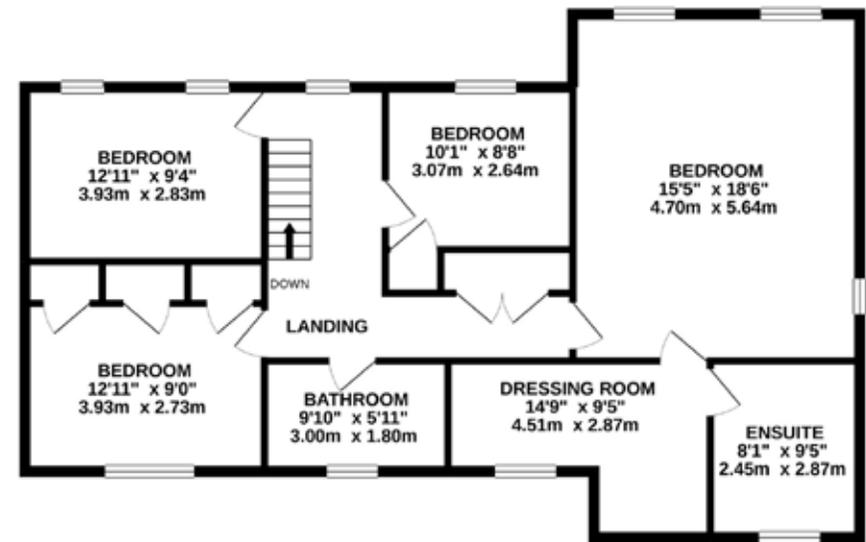




GROUND FLOOR
1230 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR
1031 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 2260 sq.ft. (210.0 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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On Your Doorstep...

Hillington is located close to the village of Grimston. It has a public house called The Ffolks offering food and beverages. Grimston only 1.8 miles away has a primary school, a supermarket with a post office, a good medical centre a church and just down the road The Three Horseshoes is a really nice little pub owned by Congham Hall, which serves excellent food.

How Far Is It To?...

Hillington lies approximately 3 miles from The Royal Estate of Sandringham - the much loved country retreat of Her Majesty The Queen. The coast at Hunstanton (13.4 miles) and Brancaster (15.6 miles) as well as the Norfolk coast just 12 miles away.

Directions...

From Kings Lynn follow the A148 in the village of Hillington continue past The Ffolks Hotel and Restaurant and take the turning on the right into Station Road, Wheatfields is on the right and Wheatfields Close is a small cul de sac on the right hand side. For those using satellite navigation the postcode is PE31 6DF

Services..

Air Source Heat Pump
 The property is Freehold
 Kings Lynn and West Norfolk Council - Band E



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	44 E	
21-38	F		
1-20	G		

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