



**Whittington Hill, Whittington, KING'S LYNN PE33 9TE**



**welcome to**

## **Whittington Hill, Whittington, KING'S LYNN**

A beautifully renovated 5 bed detached period home, blending original character with stylish modern living. Offering spacious, flexible accommodation, including an open plan family space, ground floor bedroom, 2 en suites, landscaped gardens & ample parking — all set in a charming village location.



### Accommodation:

Entrance door to:

### Lounge

18' 7" x 14' 7" ( 5.66m x 4.45m )

Double-glazed window to the front. Two radiators. Exposed brick fireplace with wood burning stove.

### Family Room / Dining Room

20' 5" x 13' 3" ( 6.22m x 4.04m )

Two double-glazed skylight windows. Underfloor heating. Loft access. Double-glazed French doors to the side leading to the garden.

### Kitchen

13' 8" x 13' 2" ( 4.17m x 4.01m )

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, and two built-in electric ovens. There is also space for an American-style fridge/freezer, an integrated dishwasher & built-in bin drawer, as well as a central kitchen island with electric hob. Underfloor heating. Double-glazed skylight window. Double-glazed windows to the side & rear.

### Cloakroom

Fitted with WC & wash hand basin. Heated towel rail. Double-glazed window to the rear.

### Utility Room

9' x 9' 6" ( 2.74m x 2.90m )

Fitted with base units with work surfaces over. Stainless steel sink & drainer unit. Space & plumbing for a washing machine & tumble dryer. Two built-in cupboards. Double-glazed window to the rear.

### Boot Room

10' 5" x 8' ( 3.17m x 2.44m )

Radiator.

### Bedroom Two

14' 6" x 13' 5" ( 4.42m x 4.09m )

Double-glazed window to the front. Radiator. Storage alcove.

### En Suite

Fitted with WC, pedestal wash hand basin, bath with mixer taps, and walk-in shower cubicle. Two radiators. Double-glazed windows to the side & rear.

### First Floor Landing

Stairs from the entrance hall.

### Bedroom One

14' 9" x 14' 7" ( 4.50m x 4.45m )

Double-glazed window to the front. Two radiators.

### En Suite

Fitted with WC, pedestal wash hand basin, bath & shower cubicle. Heated towel rail. Underfloor heating. Two double-glazed skylight windows.

### Bedroom Three

14' 6" x 13' ( 4.42m x 3.96m )

Double-glazed windows to the front & rear. Radiator.

### Bedroom Four

11' 7" x 10' 2" ( 3.53m x 3.10m )

Double-glazed window to the front. Radiator. Storage cupboard.

### Bedroom Five

10' x 9' 7" max ( 3.05m x 2.92m max )

L-shaped room. Double-glazed window to the rear. Double-glazed skylight window. Radiator.

### Shower Room

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Underfloor heating. Double-glazed window to the rear.

### Outside

To the front of the property, a large gravelled driveway provides off-road parking for multiple vehicles. To the rear, the beautifully landscaped garden offers a split-level lawn with attractive stone borders & is enclosed by timber fencing, creating a private & welcoming outdoor space. With raised beds, mature planting & storage sheds, as well as a spacious patio area including a covered seating area, this garden is both stylish & functional, offering the perfect space for both relaxing & entertaining.

### Agent's Note

Please note that heating to the property is served by oil central heating & waste from the property is served by a septic tank. Please contact the branch for more information if required.



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**Ground Floor**



**First Floor**

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## **Whittington Hill, Whittington, KING'S LYNN**

- Five bedroom detached period property
- Open plan family room with separate lounge
- Utility room + boot room
- Ground floor bedroom with en suite
- Landscaped gardens

Tenure: Freehold EPC Rating: E

Council Tax Band: E

# £475,000



Please note the marker reflects the postcode not the actual property

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