



Wheatfields  
Hillington PE31 6BH

**BROWN & CO**







## Wheatfields, Hillington PE31 6BH

Substantial Detached Dwelling

Close to Sandringham Royal Estate

Newly Renovated & in Superb Order

South Facing Garden

Open Plan Kitchen, Breakfast, Dining Room

Very Large Master Suite

Four Bedrooms

Must be Viewed to Fully Appreciate



### INTRODUCTION

Brown & Co offers a substantial, four bedroom, detached dwelling in Hillington, a Norfolk village which borders the Royal Sandringham Estate, approximately 8 miles from the town of King's Lynn (mainline station to Ely, Cambridge and London). The house has been recently renovated and is presented in superb order.

### LOCATION

Hillington is a small village situated on the A148 King's Lynn to Fakenham road and borders the Royal Sandringham Estate, King's Lynn is approximately 8 miles east which has a mainline station to London, Cambridge and Ely. Nearby is Sandringham House and village and other Estate villages like Fritcham and Anmer, where Anmer Hall is home to the Duke and Duchess of Cambridge. There is a petrol station and mini-market Spar shop nearby in the village along with the fantastic Ffolkes Arms pub and hotel.

### INSIDE

The house is substantial in size and has been recently, extensively updated throughout. The house is in superb order and first hand inspection is recommended. Overall, the property now offers approximately 240 sqm/2,600 sqft (inc garage) over two floors and has a spacious layout. The ground floor has entrance hall with new oak staircase, sitting room, conservatory, ground floor wc with shower and open plan kitchen/breakfast and dining room fitted with a new contemporary kitchen. There is also a side entrance hallway, utility room and integral access to the double garage/workshop. Upstairs, there are four double bedrooms and family bathroom, the master bedroom very impressive and has bedroom area, two dressing rooms, one of which the owners use as a study and also a spacious en-suite.

### OUTSIDE

The property is set on a small development of larger, executive homes. There is a landscaped front garden, driveway and access to the double garage. To the rear is a landscaped garden which is well stocked with plants, shrubs and trees with central lawn. The garden enjoys a pleasant southerly aspect enjoying long hours of sunlight.

### SERVICES

Mains electric, water and drainage are connected. Oil central heating. None of these services or appliances have been tested by the agent.

### VIEWING PROCEDURE

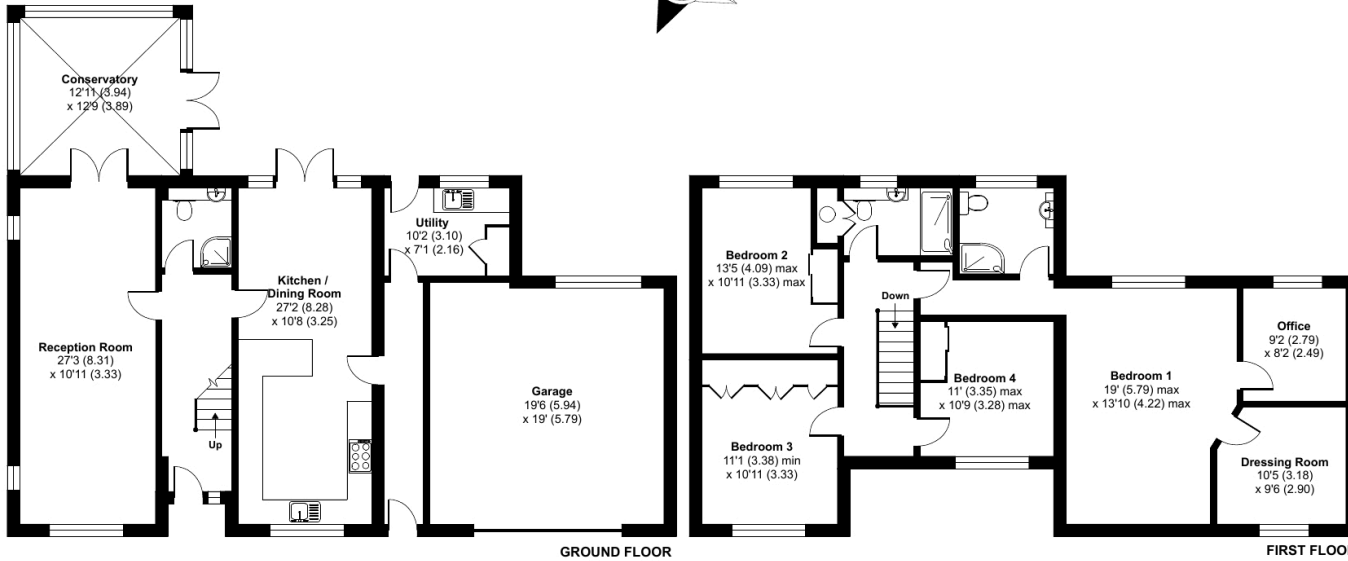
Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

# Wheatfields, Hillington, King's Lynn, PE31

Approximate Area = 2235 sq ft / 207.6 sq m  
 Garage = 364 sq ft / 33.8 sq m  
 Total = 2599 sq ft / 241.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1106559

## IMPORTANT NOTICES

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