



Wheatfields Close, Hillington
PE31 6DF

BROWN & CO



Wheatfields Close, Hillington, PE31 6DF

Substantial detached four-bedroom family home in a secluded position

Situated on the edge of the Sandringham Royal Estate

Spacious sitting room, dining room and large kitchen/breakfast room

Rear hall, utility room, cloakroom and integral double garage with remote roller door

Four double bedrooms, principal with en-suite and all with built-in wardrobes

Refitted bathrooms presented in modern order

Generous and private rear garden with mature planting

Attractive village setting close to The Ffolkes Arms and King's Lynn with mainline rail to Ely, Cambs

No onward chain



Brown and Co are delighted to offer a secluded and substantial four-bedroom detached family home on the edge of the Sandringham Royal Estate

Set within a peaceful and private position in the sought-after village of Hillington, this impressive detached family residence offers spacious and well-planned accommodation, ideally suited to modern family living. The property features an entrance hall, a generous dual-aspect sitting room with potential to add a garden room easily, a dining room connected to a large kitchen/breakfast room forming the heart of the home. A rear hallway provides access to a utility room, cloakroom and an integral double garage with remotely operated roller door.

On the first floor are four double bedrooms, each with built-in wardrobes, including a principal

bedroom with a refitted en-suite shower room. The family bathroom has also been updated in recent years and both are presented in modern order.

Outside, the property enjoys a large plot with driveway to front screening the property and rear garden laid predominantly to lawn with mature planting providing a high degree of privacy.

The property is offered to the market with no upward chain.

Location

The village of Hillington lies on the edge of the renowned Sandringham Royal Estate, surrounded by picturesque countryside yet within easy reach of the market town of King's Lynn. The village itself is home to the popular

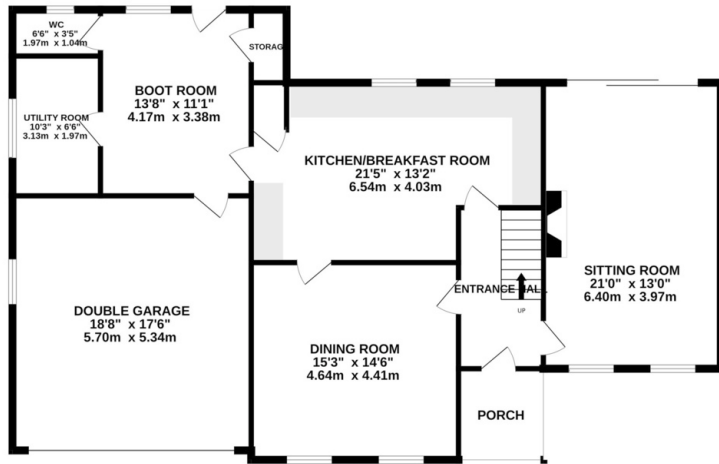
Ffolkes Arms, a well-known inn, restaurant and event venue, and offers convenient access to a range of nearby rural walks and attractions. King's Lynn provides an extensive range of shopping, leisure and schooling facilities together with a mainline railway station offering regular services to Ely, Cambridge and London King's Cross, making the area ideal for those seeking a combination of rural living and commuter convenience.

Services:

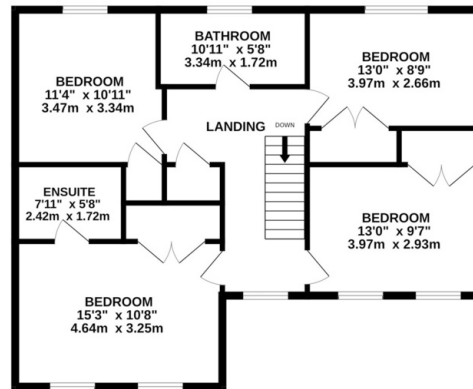
Oil central heating
Mains water and electric

Council Tax band: E
EPC: D

GROUND FLOOR
1441 sq.ft. (133.9 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 2267 sq.ft. (210.6 sq.m.) approx.

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