



THE STORY OF

Little Orchard

Hillington, Norfolk

SOWERBYS



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Little Orchard

Lynn Road, Hillington, Norfolk
PE31 6BJ

Detached Chalet Style Home

Extensively Updated and Beautifully
Presented Throughout

Generous Sitting/Dining Room
with Adjoining Conservatory

Contemporary Kitchen/Breakfast
Room Opening to Garden

Three Bedrooms

Principal En-Suite and Family Bathroom

Wonderful Field Views

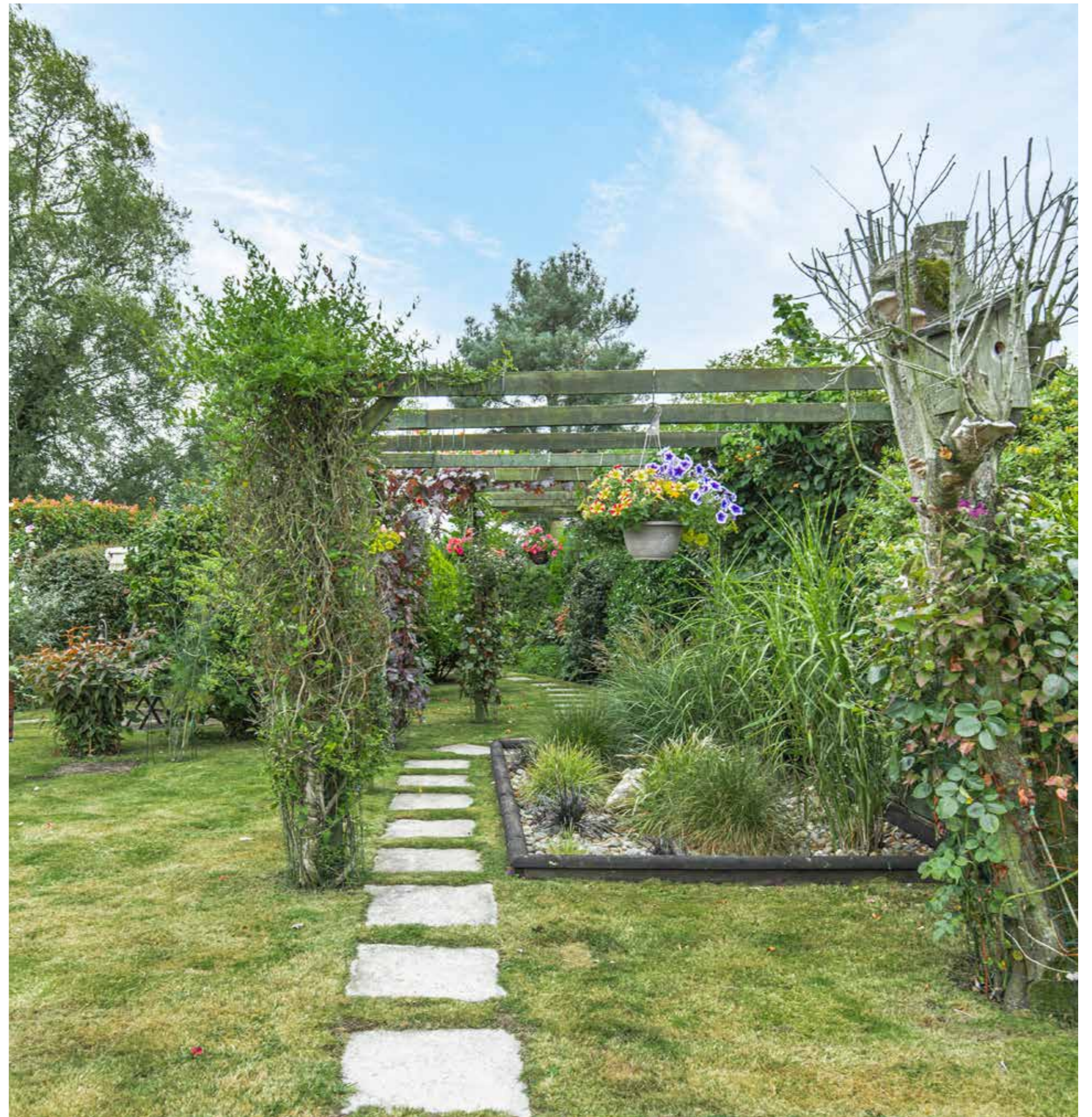
Delightful, South-Facing Garden

Integral Garage and Parking Space
for Multiple Vehicles

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com





This delightful three bedroom chalet is a haven of comfort and tranquillity. In the same ownership for over 20 years, this charming property has been extensively updated, with its beautifully landscaped garden providing an idyllic retreat from everyday life.

Upon entering, the modern appliances and sleek, contemporary style of the recently refurbished kitchen/breakfast room immediately catch the eye. Sliding patio doors open to the south-facing garden, offering a perfect spot for morning coffee or quiet reflection, with views that bring the outdoors in.

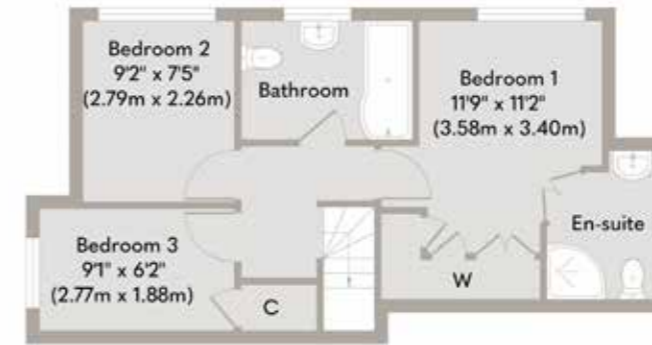
The large sitting/dining room is a versatile space for entertaining guests or relaxing with family. Its generous proportions accommodate a comfortable dining area, making it a year-round hub for socialising. Adjoining this is the conservatory, a lovely space where you can enjoy the garden's beauty while remaining cocooned from the elements.

A good-sized study is ideal for those working from home or needing a quiet space. The front porch and rear utility room offer practical spots to keep muddy boots and outer layers after exploring the countryside, whilst the integral garage provides secure parking and convenience.

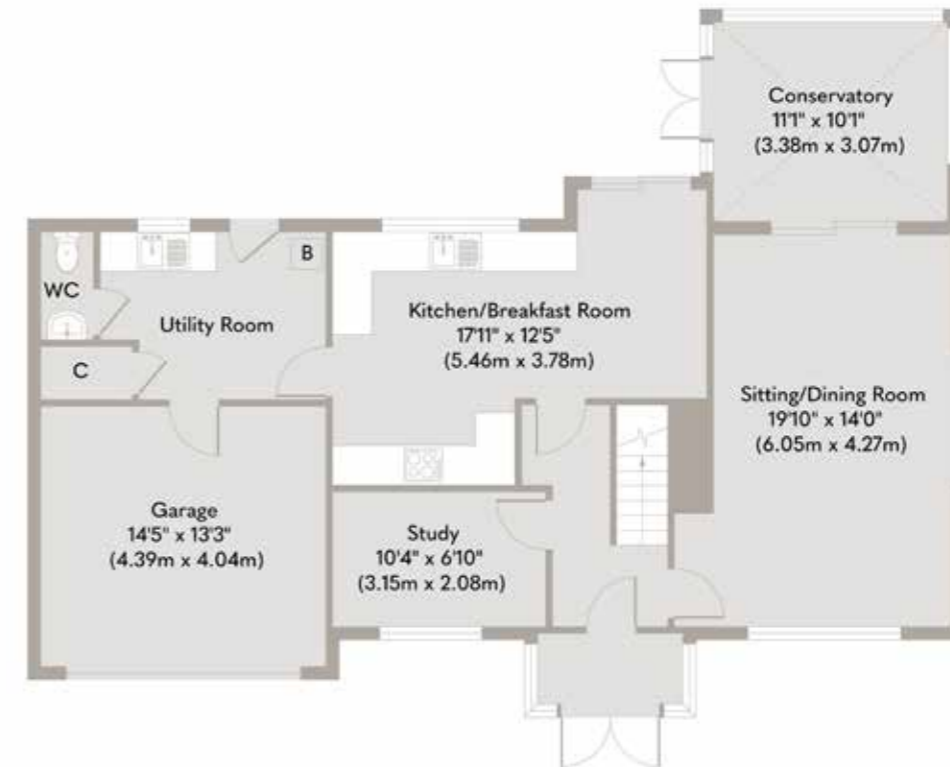
Upstairs, the two double bedrooms offer serene views over the rear fields, with the principal bedroom featuring a cleverly concealed en-suite shower room, adding a touch of luxury. A single bedroom shares the family bathroom, which includes an over-bath shower for practicality.

Outside, the garden is a true delight, with well-maintained lawns, mature planting, and curated flower beds creating a beautiful backdrop. Whether you're a keen gardener or simply enjoy spending time outdoors, this space offers a peaceful retreat to relax, entertain, or enjoy the company of friends and family.

This charming chalet blends modern living with classic comfort: much more than just a house, it's a home.



First Floor
 Approximate Floor Area
 428 sq. ft
 (39.75 sq. m)



Ground Floor
 Approximate Floor Area
 1117 sq. ft
 (103.81 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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We never tire of the view into our garden, the visiting birds such as Barn Owl and Red Kite.



Hillington

A THRIVING COMMUNITY IN A BEAUTIFUL COUNTRYSIDE SETTING

A small village situated a few miles outside King's Lynn, Hillington is on the edge of The Royal Sandringham Estate with Sandringham House and woodland, and other Royal villages such as West Newton and Anmer just a short drive away.

The village amenities include a village shop/garage, the renowned Ffolkes Arms Hotel, and the local church, with a Post Office van visiting twice weekly. Hillington is ideally located for access to King's Lynn, Fakenham and the North Norfolk Coast, with many great pubs, walking and leisure facilities all within half an hour. For the keen golfers there are courses nearby at King's Lynn and Middleton, and slightly further away are the challenging links courses of Hunstanton and the Royal West Norfolk at Brancaster.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



“We're close to glorious coast and countryside offering plenty to see all year round.”

Nearby Roydon Common is also a beautiful place to walk



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with electric underfloor heating to the kitchen/breakfast room.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2100-4171-0022-3421-3843

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.

TENURE

Freehold.

LOCATION

What3words: ///frogs.keys.botanists

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SOWERBYS

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for the homeless

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 Cancer
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 East Anglian
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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

