



THE STORY OF

# 3 Wheatfields Close

*Hillington Norfolk*

SOWERBYS





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# 3 Wheatfields Close

Hillington, King's Lynn, Norfolk  
PE31 6DF

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Four Double Bedrooms with Built-In Wardrobes

Principal Bedroom with En-Suite Shower Room

Stunning Open-Plan Kitchen/Dining Space

Separate Sitting Room with Open Fire

Conservatory with Garden Views

Practical Utility/Boot Room & WC

Home Office for Private Workspace

Integral Double Garage

Generous Garden with Mature Trees & Pathways

High-Quality Finish Throughout

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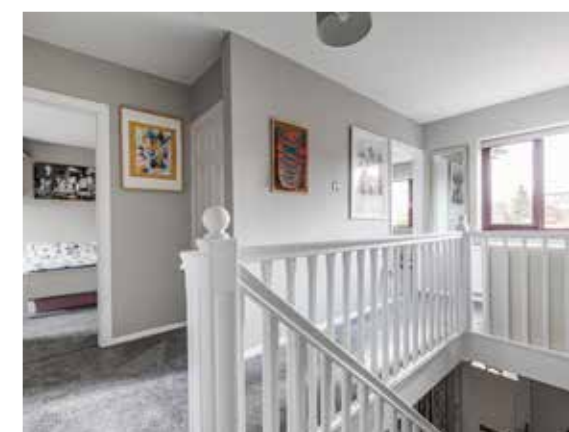
**SOWERBYS KING'S LYNN OFFICE**

01553 766741

kingslynn@sowerbys.com







Set within a desirable close of substantial homes, this beautifully refurbished four bedroom detached property offers a refined balance of style, comfort and practicality. With a generous plot and thoughtfully designed interiors, it's a home that perfectly complements modern family living.

One of the most impressive transformations is the creation of a stunning open-plan kitchen and dining space. Designed for both everyday life and entertaining, this light-filled heart of the home brings people together, offering a sociable, stylish setting. Nearby, the well-appointed utility/boot room provides a discreet yet invaluable space for daily comings and goings, conveniently positioned next to the WC, home office and integral double garage. This quiet corner of the house is ideal for those seeking a dedicated workspace, while being perfectly placed for shedding muddy boots after countryside walks or time in the garden.

The sitting room is an inviting retreat – well-proportioned and featuring an open fire, perfect for cosy evenings when the temperature drops. A charming conservatory offers a year-round sanctuary, where you can enjoy uninterrupted views of the garden while staying cocooned from the elements.

Upstairs, four double bedrooms provide comfortable, stylish accommodation, each benefiting from built-in wardrobes to maximise storage. The principal suite enjoys its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom, complete with separate bath and shower.

The garden is a truly special feature, offering a wonderful balance of open lawn, mature trees and colourful flower beds. Winding pathways meander through the space, creating a sense of discovery. Secluded seating areas provide perfect spots for morning coffee or evening drinks. Whether hosting summer gatherings, indulging in a little gardening or simply unwinding in nature, this outdoor space enhances the lifestyle this home affords.

Finished to an exceptional standard and offering the perfect blend of practicality and charm, this is a home designed to be lived in and loved.





Moving here gave us  
more space and easier  
access to beautiful  
countryside







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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# 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 Estate of Sandringham with Sandringham House, Woods and other Royal villages such as West Newton and Anmer just a short drive away.

The village amenities include a village shop/garage/post office, the renowned Ffolkes Arms Hotel, and the local church. 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



Front aspect of the property.

"The house has been completely renovated since we moved in – new bathrooms, carpets and flooring, artex removed and all walls and ceilings painted."



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 9158-1027-7256-7400-4270

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: ///blows.crafted.sunblock

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

