



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

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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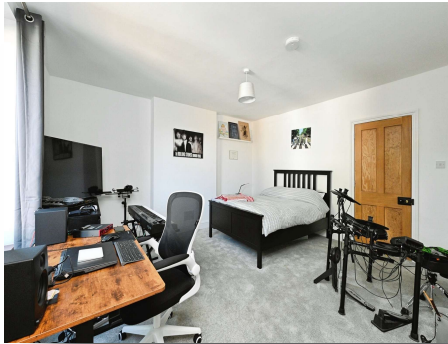
Whittington Hill, Whittington, KING'S LYNN

- 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

£485,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112872 - 0002

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