

LANDLES



Valley House | Hillington | King's Lynn



The individually designed, detached 3/4 bedroom residence situated close to the sought after West Norfolk village of Harpley. Offering well proportioned internal accommodation with grounds extending to C. 0.6 acres (stms).

Ready for a scheme of modernisation with No Onward Chain.

Purchase Price £375,000

Folio: L/626ts





- Entrance Hall
- Triple Aspect Living Room
- Kitchen / Dining Room
- Conservatory
- Utility & GF Shower Room
- 3 / 4 Bedrooms



- Bathroom
- Attached Garage
- Grounds Extending to C.0.6 acre (stms)
- No Onward Chain

Offered to the market for the first time since constructed in the early 1980's, **Valley House** is an individually designed, detached residence located between Hillington and Harpley. Occupying a plot of circa 0.6 acres (stms), the property benefits from wrap around gardens with a bright Southerly aspect and rural views over fields adjacent at the rear. There are entrances from Lynn Road to the main gravel driveway affording plenty of parking along with an additional entrance at the side from Foxhill Road. Of particular advantage is the attached Double Garage with ample space for storage or as a workshop area. Internally, the property provides in excess of 1,800 sq.ft. of flexible accommodation with all rooms being well proportioned and offering generous levels of storage within the eaves to the first floor. There has been UPVC double glazing fitted throughout along with oil fired central heating serving wet radiators. The property now presents ready for modernisation and offers opportunity to acquire an individually designed residence close to the sought after village of West Norfolk village of Harpley.

Entrance Hall

With UPVC & double glazed entrance door, radiator with TRV and room thermostat for central heating system.

Living Room 16' 10" x 14' 10" (5.13m x 4.52m)

With triple aspect, fireplace with stove, brass hood, decorative brick chimney breast & surround and tiled hearth and 2x radiators with TRV's.

Kitchen 9' 10" x 8' 9" (3m x 2.67m)

With fitted wall & base units, fitted worktops, space for a freestanding electric cooker with extractor above, 1 ½ bowl sink with drainer & monobloc tap, tiled surrounds and radiator with TRV. Open to;

Dining Area 12' 3" x 10' 2" (3.73m x 3.1m)

With fireplace with stove, brick surround and tiled hearth and radiator with TRV.

Conservatory 12' 7" x 8' 9" (3.84m x 2.67m)

UPVC constructions with double glazing and polycarbonate roof. With French doors to garden and to;

Ground Floor Bedroom 4 / Reception Room

16' 10" x 9' 11" (5.13m x 3.02m) (max)

With French doors to the Conservatory and radiator with TRV.

Ground Floor Shower Room

With low level WC, pedestal hand basin, shower cubicle with thermostatic shower and glazed door, tiled floor, partially tiled walls, radiator with TRV and extractor.

Utility Room 6' 11" x 6' 3" (2.11m x 1.91m)

With butler sink and integral door to Garage.

Stairs to First Floor Landing

With 3x storage cupboards, radiator with TRV and hatch to loft space.

Bedroom 1 15' 2" x 11' 10" (4.62m x 3.61m)

With built in cupboards (into eaves) and radiator with TRV.

Bedroom 2 14' 10" x 11' 8" (4.52m x 3.56m)

With built in cupboards (into eaves) and radiator with TRV.

Bedroom 3 13' 1" x 7' 1" (3.99m x 2.16m)

With build in cupboard (into eaves) and radiator with TRV.

Bathroom 11' x 5' 11" (3.35m x 1.8m)

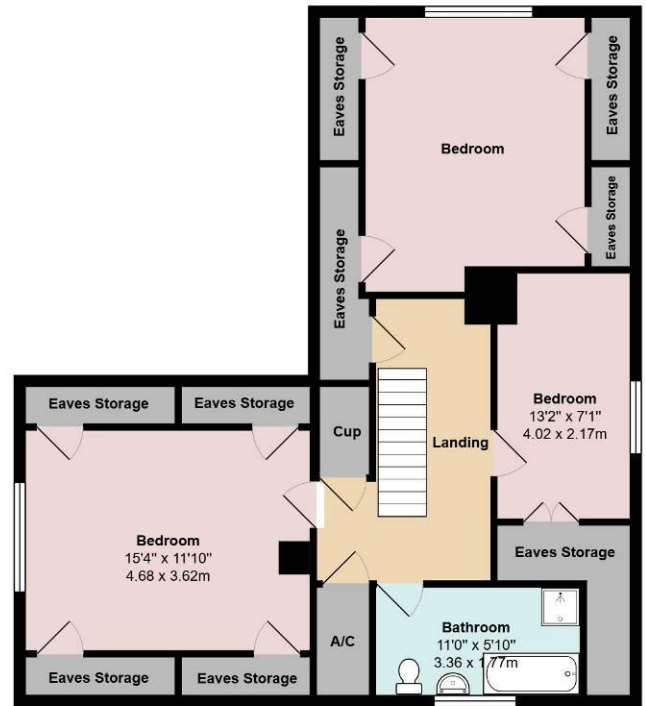
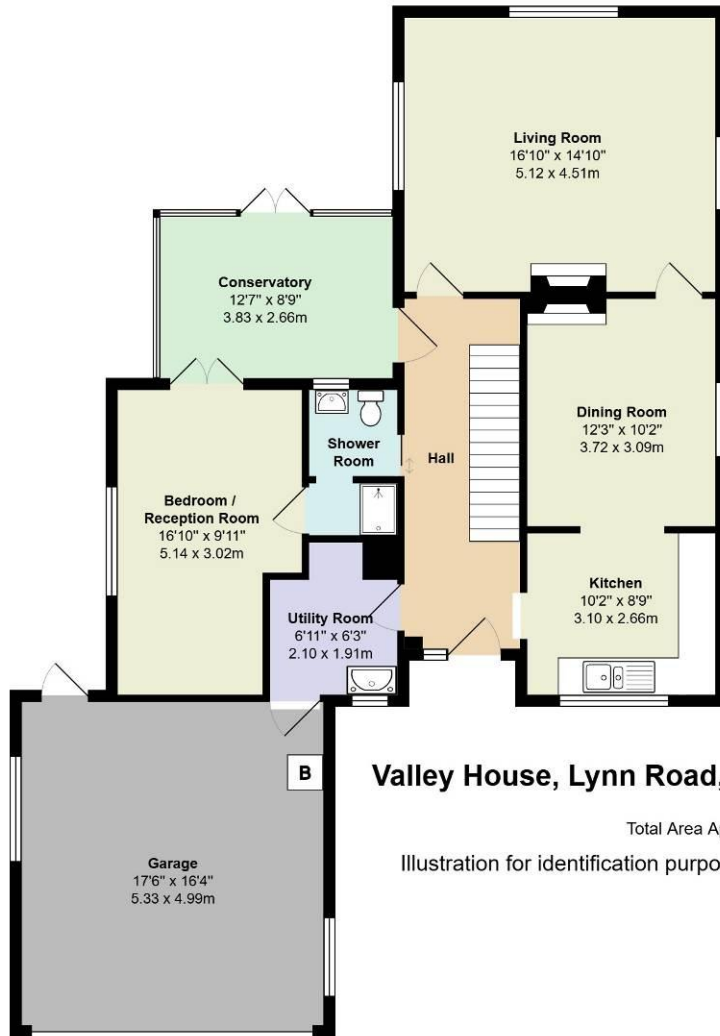
With low level WC, pedestal hand basin, panelled bath, shower cubicle with sliding doors & electric shower, vinyl flooring and radiator with TRV.

Double Garage 17' 6" x 16' 4" (5.33m x 4.98m)

With up & over door, personnel door, lighting, power and Grant oil fired boiler.

The Grounds

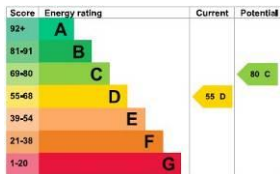
Valley House is set on grounds extending to circa 0.6 acres (stms) with rural views over fields adjacent to the South. There are entrances from Lynn Road leading to the main gravel driveway and an additional gated entrance from Foxhill Road at the side. The plot consists mostly of grass with a fenced area of garden at the rear of the house with paved patio area.



Valley House, Lynn Road, Hillington, King's Lynn, Norfolk PE31 6DW

Total Area Approx: 1838 ft² ... 170.7 m² (excluding garage)

Illustration for identification purposes only. All measurements are approximate and not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water & electricity are understood to be available. Independent drainage. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "D" with a current annual charge of £2,393.51, 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

PRS Property Redress Scheme

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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