



THE STORY OF

Sunset House

Hillington, Norfolk

SOWERBYS



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Sunset House

2 Wheatfields Close, Hillington,
PE31 6DF



Substantial Detached House

Multiple Reception Rooms

Kitchen and Separate Utility Room

Four Bedrooms

Family Bathroom, En-Suite and Ground Floor WC

Garage and Off Road Parking

Easy Access to Local Amenities

Close to Royal Sandringham Estate

No Onward Chain



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“A comfortable, spacious and welcoming home, in a friendly cul-de-sac location.”

When reading about Norfolk there is often mention of the ‘big skies’ that remind us of the incredible open countryside and rural lifestyle this beautiful county has to offer. With this, often comes some impressive pictures at dusk and ‘Sunset House’ has enjoyed many such a canvas of colours as the sun dips below the horizon.

Multiple reception rooms offer flexibility and function, as these are supported brilliantly by a design that was ahead of its time, featuring a generous open plan kitchen/breakfast room to the rear of the property, accompanied by a boot room,

utility and WC. The boot room, with access to the garden, is a versatile space and could be adapted for a variety of purposes.

The sitting room and conservatory provide space for entertaining year-round, whether it be cosying up by the fire on a chilly winters evening, or relaxing with a cool drink on a warm summer’s afternoon with views over the garden and neighbouring field.

A separate dining room is perfect as labelled, or utilised as a playroom, study or extra snug.







Situated in a close, this fabulous family home has four well-proportioned bedrooms, all of which have built-in wardrobes, whilst the principal bedroom has its' own en-suite shower room, and all have use of a family bathroom with separate bath and shower.



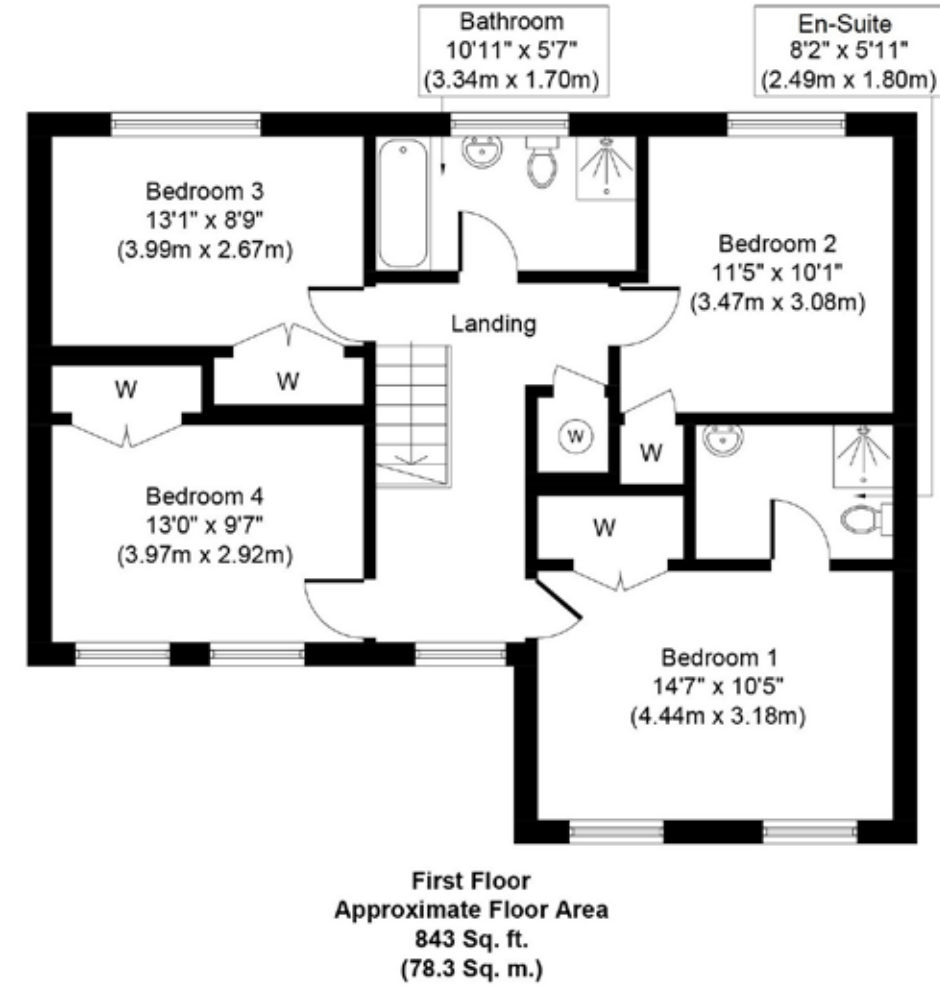
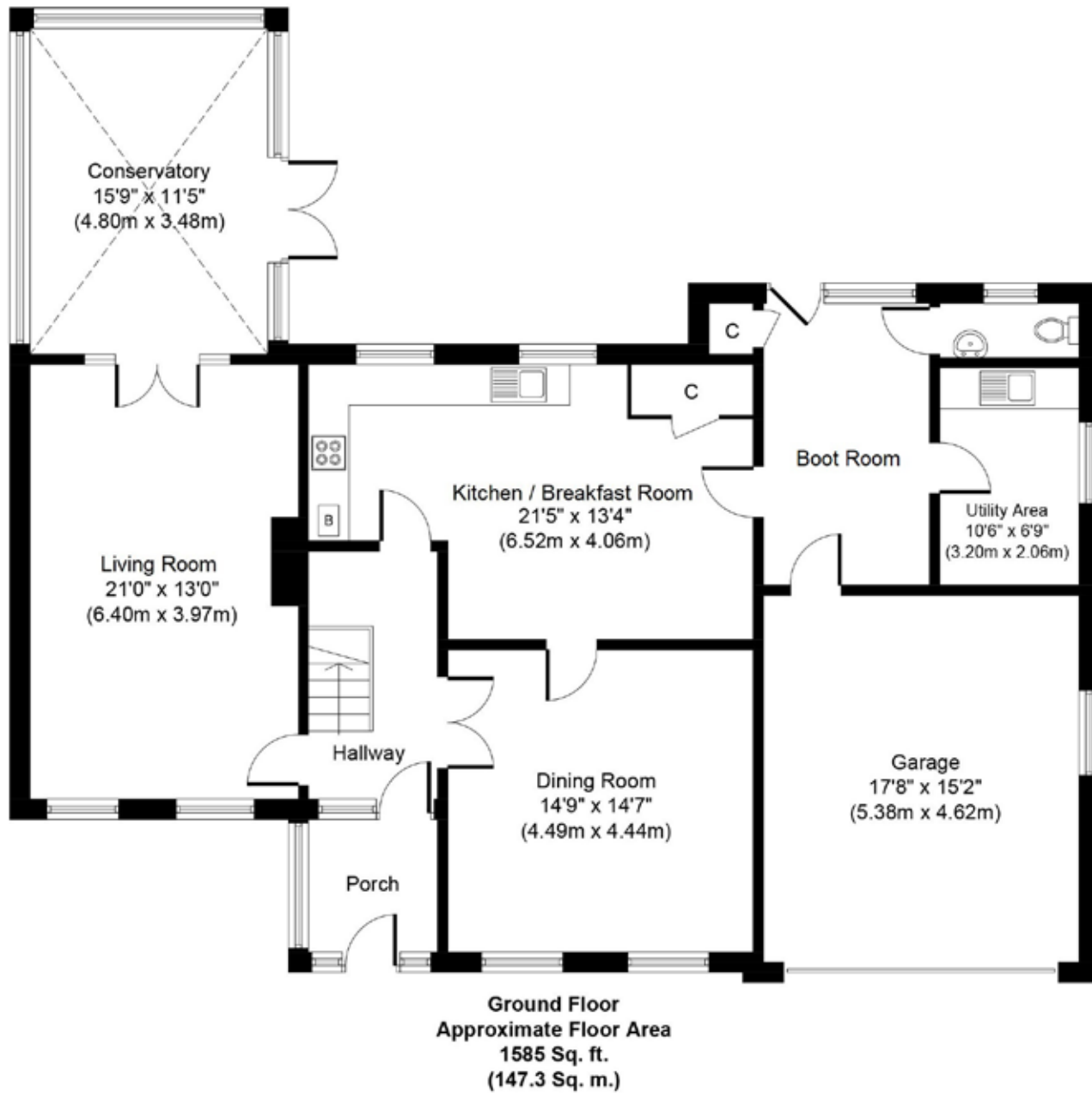
“The rooms are light, airy, and incredibly spacious.”



Outside the garden is particularly deceptive with plenty of room for both colourful planting and perhaps even a vegetable patch for those looking to create some home grown produce. The remainder is set to open lawn; ideal for a kick around or greener gatherings and entertainment. A driveway and large garage give room for multiple vehicles and extra space for bikes and beach gear.

Built approximately 40 years ago, Sunset House has been home to the current owners for 11 years. During which time they have enjoyed creating countless happy memories at the nearby Royal Sandringham Estate and exploring the delights of Burnham Overy Staithe including trips out to 'Scolt Head Island National Nature Reserve'.





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.

ALL THE REASONS



Hillington

IN NORFOLK
IS THE PLACE TO CALL HOME



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 at King's Lynn, Middleton Tydd St Giles 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



Field views at Sunset House

“Hillington is an ideal location for exploring both countryside and coast.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0310-2226-4210-2492-1021

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.

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SOWERBYS



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