



2 Wheatfields Close
Hillington | Norfolk | PE31 6DF

SPACIOUS AND WELCOMING FOUR-BEDROOM CUL-DE-SAC HOME



Set in the popular rural village of Hillington Fine & Country are delighted to present this abundant four bedroom detached family home positioned in a quiet cul de sac.







- Spacious Detached Four Bedroom Family Home
- Family Bathroom, En-Suite & Ground Floor WC
- Generous Kitchen, Utility Area & Boot Room
- Two Substantial Reception Rooms & Conservatory
- No onward chain
- Mature Enclosed Rear Garden
- Garage & Parking
- Set in a quite cul-de-sac location
- Close to Sandringham Estate
- Total Accommodation extends to 2310sq. ft

Peaceful and Spacious

Having lived at Wheatfield Close for 12 years, the current owners are moving on, and this paves the way for another family to enjoy this beautiful home. They describe the property as having “an attractive front elevation” and, as there are only seven properties in the close, it’s a peaceful and tranquil place to live. The house is on a spacious corner plot within a cul-de-sac, which is in a private and somewhat secluded area. This is ideal if you want to be close to neighbours and the wider community, but still enjoy the freedom to enjoy your home without being overlooked. From the moment you arrive, you will see how gorgeous this house is. It’s large and impressive, whilst also having a homely and welcoming feel.

There is a lot to love about the property, and the current owners mention how the internal layout of the property is tailored to their needs, and that will be the case for most people. With its large and bright kitchen, a well-proportioned formal dining room, a spacious lounge and large conservatory, there is no shortage of space to enjoy life at the property. Each room flows seamlessly into the next, making the entire property a practical space for family life.

Light and Relaxing Family Life

When asked to choose their favourite room in the home, the current owners explained that “it’s difficult to pick just one, as individual rooms service different needs”, and this is certainly true. The four double bedrooms, one of which has a master ensuite, provide a lot of space and room to relax, and they all boast generous cupboard space. The current owners went on to say that “in terms of family history research, the study provides an ideal environment.” Meanwhile, the lounge and conservatory “provide bright and comfortable areas for leisure and relaxation.”

There is a lot of storage in the home, much of which is found in the boot room and utility room. There is also a useful downstairs toilet, with a large family bathroom upstairs. As you move throughout the home, you will see why it’s described as a “spacious, light, and relaxing” place.



Gorgeous Garden and Frontage Vista

As you head outside the property, you will see that the exterior and surrounding garden is just as impressive as the inside. The property has a very sunny and secluded rear garden overlooking paddocks, which provides beautiful views on sunny days. The garden also incorporates a sunny terrace behind the house, which, together with shrub borders and the two impressive lawned areas, offers a choice between sunshine and shade. This provides the ideal place to relax with a gripping book, watch the children play or host guests. It is also dog friendly, which is good news for four-legged friends.

There are only four other properties in the close which match the house type of this property, and none of them enjoys a south west facing rear garden which allows as much sunshine in, nor do they have the same views of spectacular sunsets. This property is approached by a shingle drive and forecourt, providing ample parking space and a turning bay. Adjacent to the driveway is an area of lawn which houses a central specimen tree and a small, neat shrubbery, creating the perfect frontage vista.

Geographically, Hillington is a well-placed location, with easy access to the historic town of King's Lynn and its direct train link to London. The North Norfolk coast, with its wildlife and quiet sandy beaches, is nearby to explore, while the Sandringham estate is on the doorstep. For those needing to travel further afield, the A10 and A47 at King's Lynn are direct links to more distant destinations.















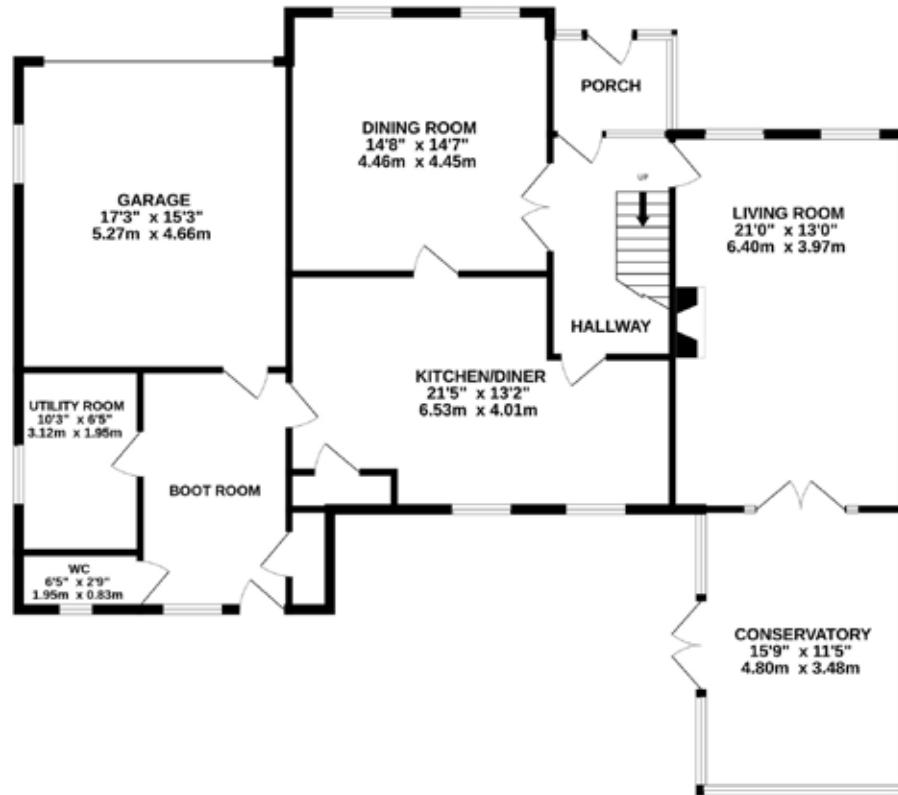




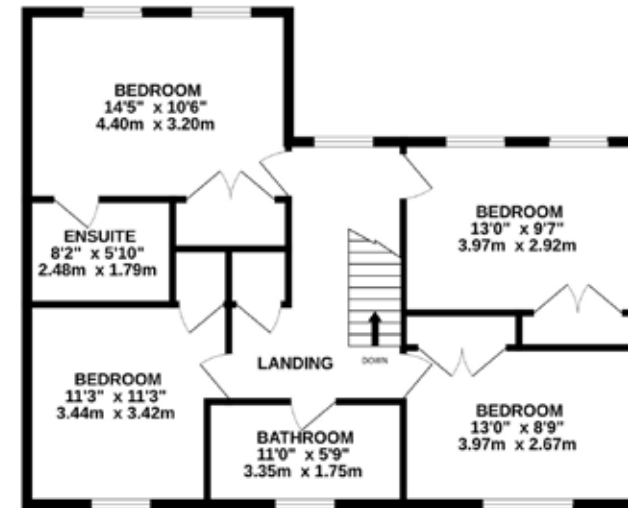




GROUND FLOOR
1512 sq.ft. (140.4 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 2310 sq.ft. (214.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. * These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





On Your Doorstep...

Hillington is located close to the village of Grimston. It has a public house called The Ffolks offering food and beverages. Grimston only 1.8 miles away has a primary school, a supermarket with a post office, a good medical centre a church and just down the road The Three Horseshoes is a really nice little pub owned by Congham Hall, which serves excellent food.

How Far Is It To?...

Hillington lies approximately 3 miles from The Royal Estate of Sandringham - the much loved country retreat of the late Her Majesty The Queen. The coast at Hunstanton (13.4 miles) and Brancaster (15.6 miles) as well as the Norfolk coast just 12 miles away.

Services

OFCH, Mains - Water & Drainage
Kings Lynn and West Norfolk Borough Council
Council Tax Band E

Tenure

Freehold



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Kings Lynn Innovation Centre, Innovation Drive PE30 5BY
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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