



Station Road  
Hillington PE31 6DE

**BROWN & CO**







## Station Road, Hillington PE31 6DE

New build home of superior quality  
Three bedrooms, master with en-suite  
Open plan family, dining & kitchen area  
Sitting room with double sided wood burning stove  
Rear field views  
Detached garage  
Close to Sandringham Royal Estate  
Must be viewed to fully appreciate



### Introduction

Brown & Co offers a newly built home of superior quality in Hillington, a Norfolk village that borders the Sandringham Royal Estate. Inspection of this breathtaking property, constructed by a builder who specialises in one-off property projects, is essential to view to fully appreciate the quality of the house and setting.

### Location

Hillington is a small village located in West Norfolk and is part of the Sandringham Group of Churches. The village has access to the A148 (King's Lynn to Cromer Road) and lies approximately 8 miles East of King's Lynn and is situated on the edge of Sandringham Royal Estate; also having excellent access to the Norfolk Coast. The village has shop, petrol station, garage and renowned The Ffolkes Pub & Hotel, all of which are within walking distance of the property. Fritcham Primary School is little over a mile away. King's Lynn offers a vast array of amenities as one would expect from a large town such as hospital, schooling, supermarkets and town centre. A mainline station is available with stops at Ely, Cambridge and London.

### The developer

The home has been constructed by a local developer with many years experience in the Norfolk property market. The owner

specialises in one-off custom houses that are traditional in design and sensitive to their surroundings but also contemporary in design and feel. The focus is always on quality and reliability and adopting a 'build as if for himself' approach.

### The setting

The house is situated on Station Road, which runs from Hillington to Grimston. The property is set well back with access via a former service road and has field views to the rear. The property is the first of three homes to be constructed with the remaining homes having a separate access from Station Road. The walk to the village centre, where there is the mini-market, petrol station and public house is around 650m.

### The house

The house is a superb example of contemporary architecture blended seamlessly with traditional building methods. The construction is in a barn style with design features that further enhance the 'country' feel. The arrangement, which is set over two floors, is perfect for today's living with all rooms being well proportioned and giving a feel of space. There is a reception boot room with custom joinery storage space, this leads to the main reception room which is an open plan family, dining and kitchen area. This versatile space is fitted with extensive custom kitchen,

integrated appliances, bespoke range cooker surround and quartz worktops. This area is partially open plan to the sitting room, where two openings and a double sided wood burning stove are installed. There are also doors to the rear garden, utility room, study/bedroom four and staircase to the first floor all accessed from this central, hub of the house. On the first floor there are three double bedrooms and family bathroom, the main bedroom having an en-suite facility. Special attention should also be paid to the bathroom facilities which are beautifully fitted.

### Outside

To the front, there is ample parking for the property and a detached garage with remote operated roller door. Here, there are 8 solar panels installed. The garden extends all around the property with an attractive block patio at the rear, the remaining garden is to be turfed prior to occupation.

### Agent's note

Each house will be finished to the standard the developer is known for. The developer operates a programme of continuous improvement and specifications are offered as a guide only. Internal and external design and finish, including fixtures and fittings are subject to change without prior notice to the agent and interested parties are advised to check at the time of viewing.

## Specification

UPVC windows

Air source heat pump

Underfloor heating to ground floor

Radiators with thermostat valves to first floor

Eight solar panels

Air conditioning to sitting room, kitchen/diner & master bedroom

EPC Rating A

Bespoke hand made kitchen

Quartz worktops

Shaker style doors

Electric rangemaster range cooker

Integrated appliances - dishwasher, double fridge & double freezer

Tiles and carpet floor covering included - carpets to be chosen

Brick wall and fenced boundary with gate

Block paving to patio and paths

Gravel driveway

External tap

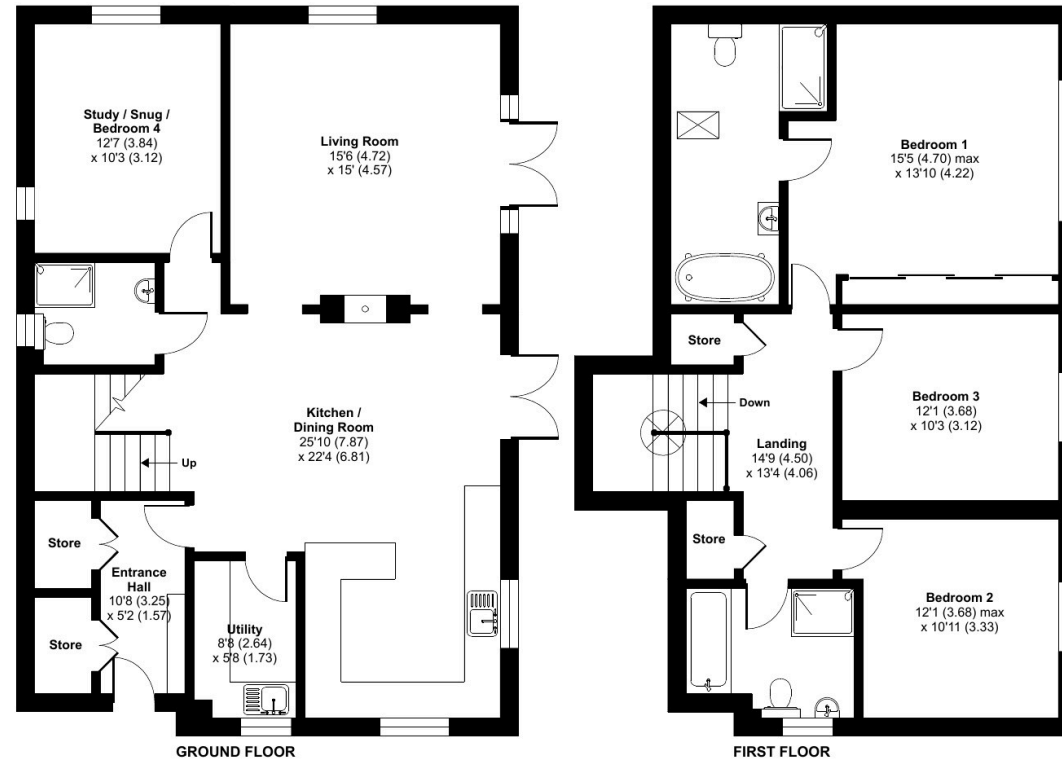
Rear garden to be turfed



## Malt Barn, Station Road, Hillington, King's Lynn, PE31

Approximate Area = 1815 sq ft / 168.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Co. REF: 1149736

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