



Station Road, Hillington, King's Lynn, PE31 6DE

welcome to

Station Road, Hillington, King's Lynn

William H Brown are delighted to offer to market this spacious four bedroom detached family home, situated on a generous plot with a double garage in a sought after location. Viewing highly recommended!



Entrance Porch

Door leading through to;

Entrance Hall

Understairs Storage

Kitchen

Wall and Base Units, Sink and Mixer Tap, Integrated Oven, Electric Hob and Extractor Fan, Windows to Rear, Archway to;

Utility

Wall and Base Units, Sink and Mixer Tap, Integrated Dishwasher, Space for Fridge/Freezer, Door to Side

Lounge

Window to Front, Double Doors to Conservatory, Radiator, Log Burner, Double Doors to Dining Room

Dining Room

Patio Doors to Rear, Radiator

Conservatory

Patio Doors to Rear, Radiator

Study

Window to Front, Radiator

Cloakroom

WC, Hand Wash Basin, Radiator, Window to Front

Bedroom One

Double Glazed Window to Rear, Radiator, Built in Wardrobe

En Suite

Shower, WC, Hand Wash Basin, Heated Towel Rail, Window

Bedroom Two

Window to Front, Radiator

Bedroom Three

Window to Rear, Radiator

Bedroom Four

Built in wardrobe, Window to Rear, Radiator

Bathroom

Bath with Overhead Shower, WC, Hand Wash Basin, Radiator, Window

Outside

Gravelled Driveway to the front leading to the Double Garage. Landscaped Front Garden with Bushes and Trees. Rear Garden Laid to Lawn with a Patio Area and Remainder Laid to Lawn with a Vegetable Garden. Property surrounded by Mature Trees and Shrubs.

Agents Note

Property is on Private Sewerage - Septic Tank. Water reserve in the garden.



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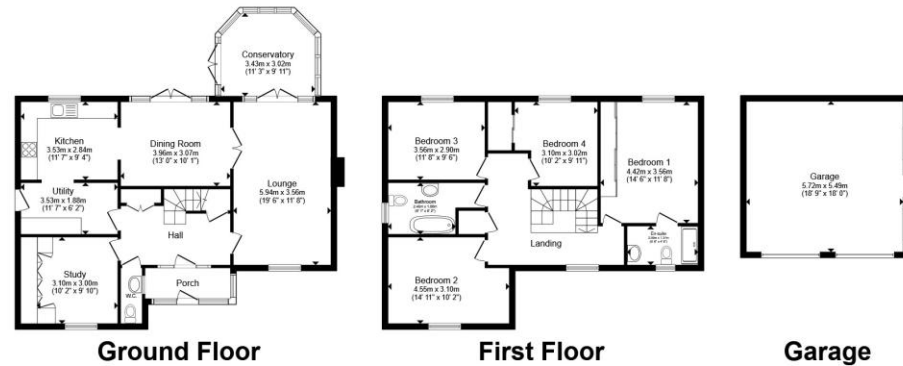


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Station Road, Hillington, King's Lynn

- Four Bedroom Detached Family Home
 - Three Reception Rooms
 - Conservatory
 - Kitchen & Separate Utility Room
 - En Suite to Master Bedroom
- & Family Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: E



£595,000

Total floor area 198.7 m² (2,138 sq.ft.) approx

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.propertybox.io



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119966 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30
1ES



williamhbrown.co.uk