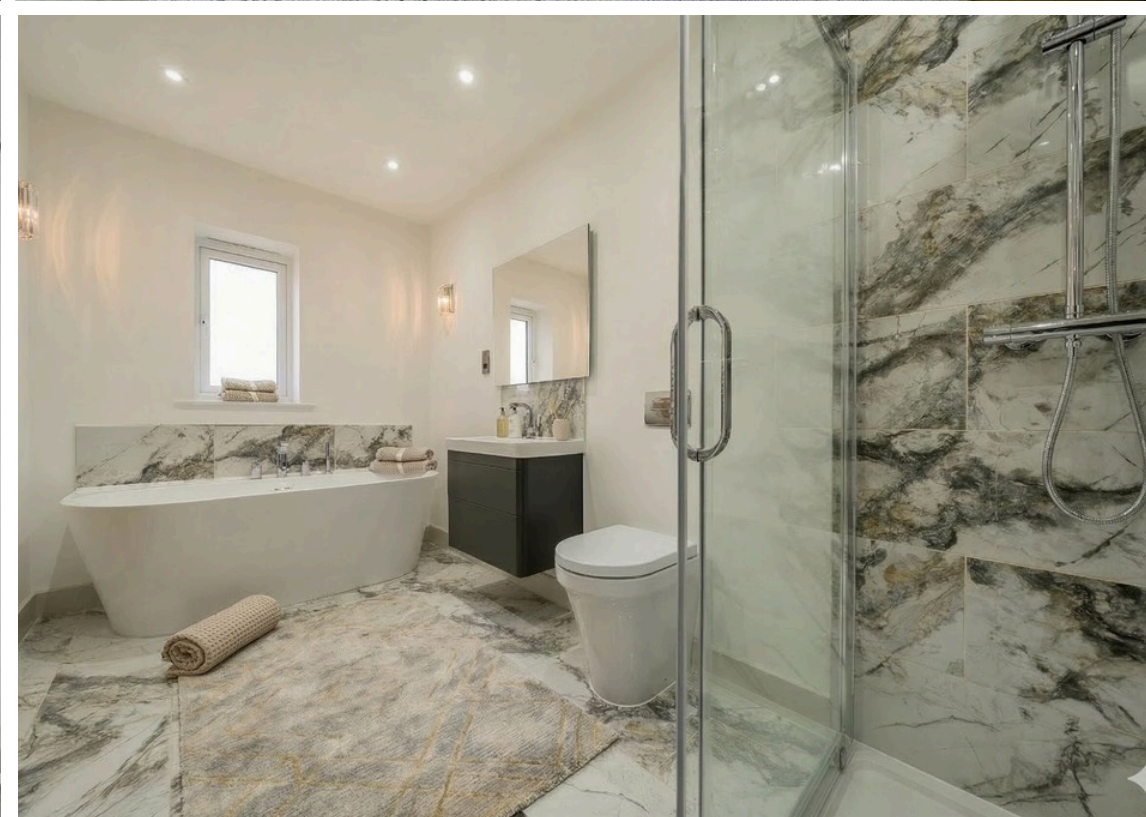
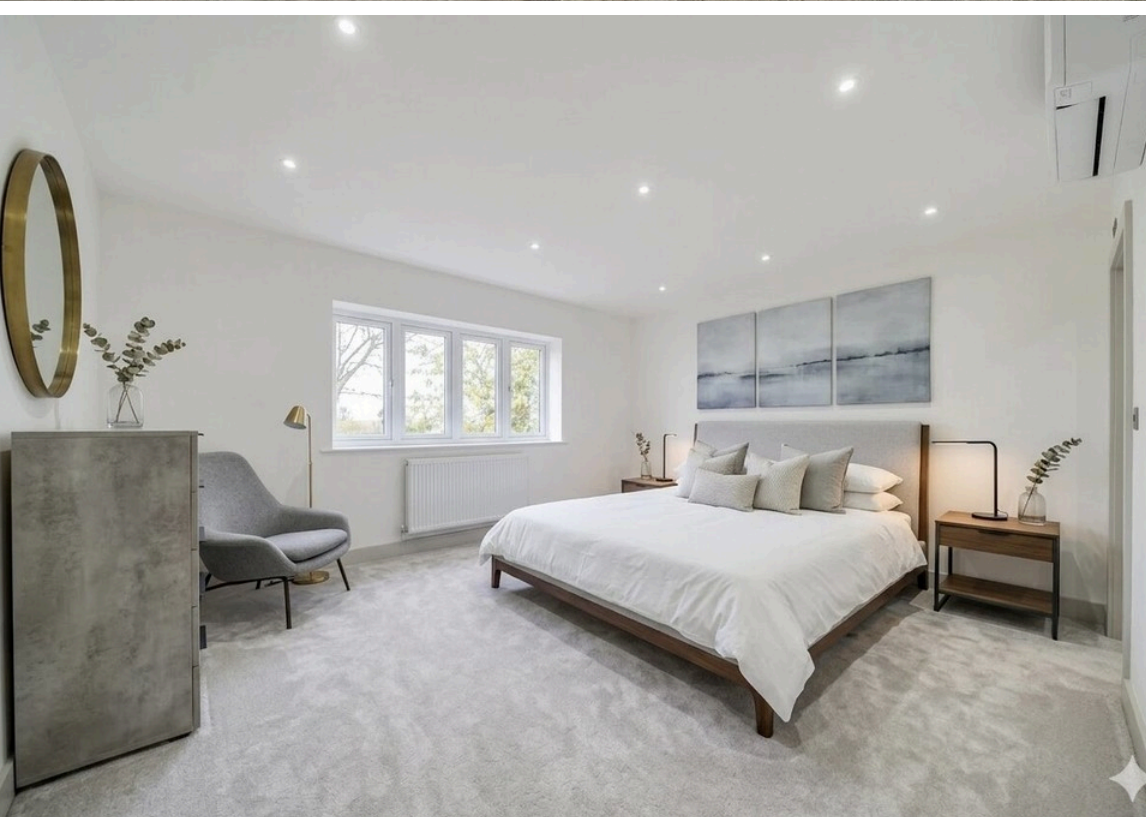




Station Road, Hillington
PE31 6DE

BROWN & CO



Station Road, Hillington, PE31 6DE

New home of superior quality

Outstanding contemporary design for modern living

Open plan living space

Four bedrooms with impressive master suite

Developer specialises in "one-off" builds

Double garage with off-road parking

Generous rear garden

Sought-after Norfolk village location



Description

Brown & Co a new home of superior quality in Hillington, a Norfolk village that borders the Sandringham Royal Estate. The exceptional house is complete, with the purchaser having the chance to finish with choice of carpets from developers range.

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 eight miles East of King's Lynn and is situated on the edge of the 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 from the property. Flitcham 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, set well back and screened from the road. The walk to the village centre, where there is mini-market, petrol station and thriving public house and spa is around 650m. The property is the second of three properties to be built.

The house

The house is a superb example of contemporary architecture blended seamlessly with traditional building methods. The property is constructed in a barn style with a handsome front elevation and glazed, design feature that enhances 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 large reception hallway with staircase to first floor and access to a study, utility room and wc. To the rear is the sitting room and open living/kitchen area. This versatile space is fitted with extensive custom kitchen and island unit, integrated appliances, bespoke range cooker surround and quartz worktops. This area is open plan to a family/dining area with double doors to the

rear patio. Also accessed from the kitchen is the sitting room, complete with media wall. On the first floor there is a gallery landing where the doors to four bedrooms and family bathroom are located. The master bedroom has en-suite facility. Special attention should also be paid to the bathroom facilities which are beautifully appointed and fitted. Please note some images have been digitally enhanced and virtually staged to provide a visual representation of the property as a furnished home. These are for illustrative purposes only; we recommend an in-person viewing to assess the property in its current state. The purchaser will have the chance to select carpets from the developers range to personalise the property.

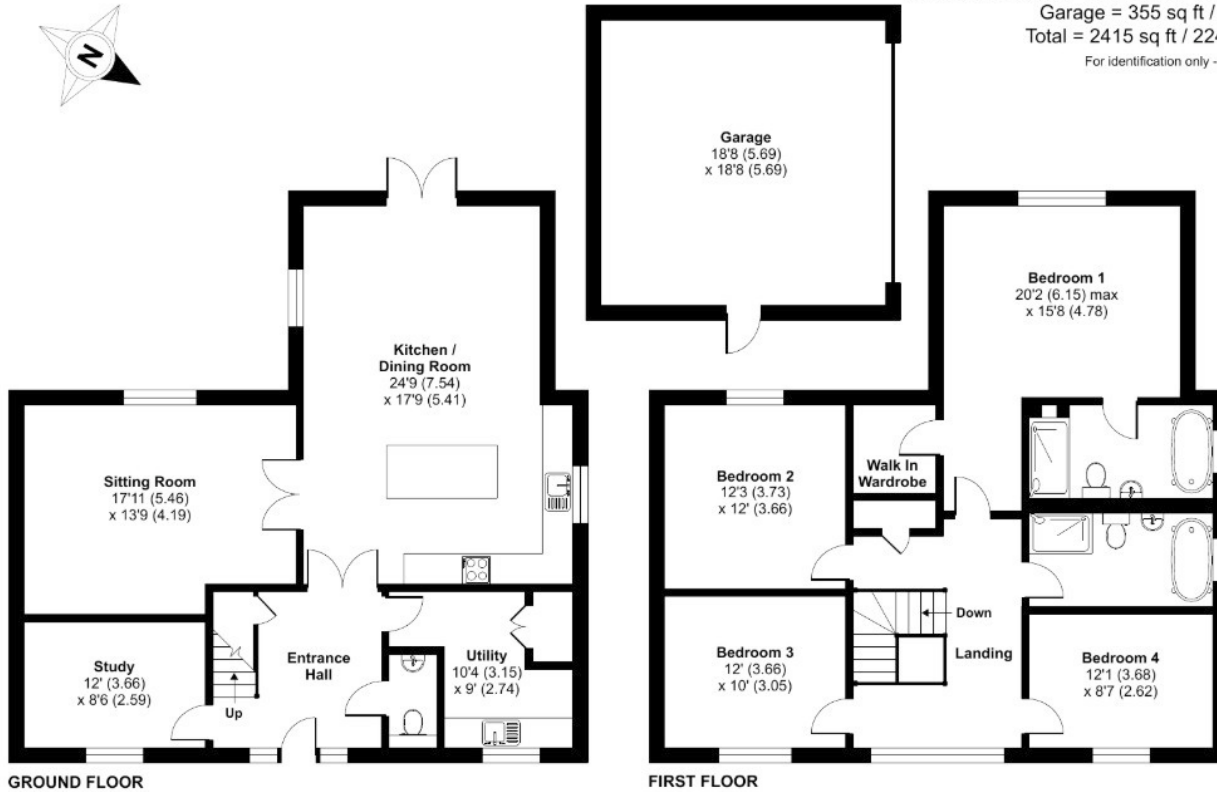
Outside

To the front, there is ample parking for the property and a detached double garage with remote operated roller doors and EV charger, all set on a luxury block paved driveway. The garden extends all around the property with mature boundary to the front and side and fenced rear boundary. There is an attractive block patio at the rear, the remaining garden is to be turfed prior to occupation.

Property benefits from new home warranty

Station Road, Hillington, King's Lynn, PE31

Approximate Area = 2060 sq ft / 191.3 sq m
 Garage = 355 sq ft / 33 sq m
 Total = 2415 sq ft / 224.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Brown & Co. REF: 1426086

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