



6 Bridge Street

HILGAY

SOWERBYS

Land & New Homes Specialists



S

INTRODUCING

6 Bridge Street

Hilgay, Norfolk
PE38 0LJ

Character Cottage-Style New Home

Three Bedrooms

Principal Bedroom with En-Suite

Ample Off-Road Parking

Sociable Open Living Space

Separate Entrance Hallway,
Utility and Cloakroom

Air Source Heating

Underfloor Heating to Ground Floor

Riverside Village Location

10 Year Professional Consultants Certificate

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Set in the charming riverside village of Hilgay, 6 Bridge Street offers a delightful blend of traditional cottage aesthetics and modern convenience. This newly built home, nestled on a generously sized plot, is perfect for those seeking the peace of village life without compromising on contemporary comforts. The property is set back from the village road, offering privacy and tranquillity, enhanced by a low-maintenance shingle driveway framed by a charming potted garden.

Upon entering through the timber five-bar gate, you'll find a thoughtfully designed space which balances practicality with sociability. The ground floor features an inviting entrance hallway, utility room, and cloakroom. The heart of the home is the open-plan sitting room, kitchen, and dining area, perfect for both everyday living and entertaining.

Upstairs, the home offers three well-sized bedrooms, including a principal suite complete with its own en-suite bathroom. A family bathroom serves the remaining rooms, providing comfort and convenience for all.

Developed by the respected Belwood Design & Build Limited, known for their beautifully crafted and bespoke new homes, 6 Bridge Street reflects a commitment to quality and is a home which effortlessly combines characterful charm with modern efficiency.





Specification

EXTERNAL FINISHES

- Soft Red Roof Tiles over Old Farmhouse styled Brickwork
- Outside Lighting
- Patio & Pathway
- Outside Tap
- Fencing & Gates
- Lawn laid to Turf with some Planting
- Air Source Heat Pump

INTERNAL FINISHES

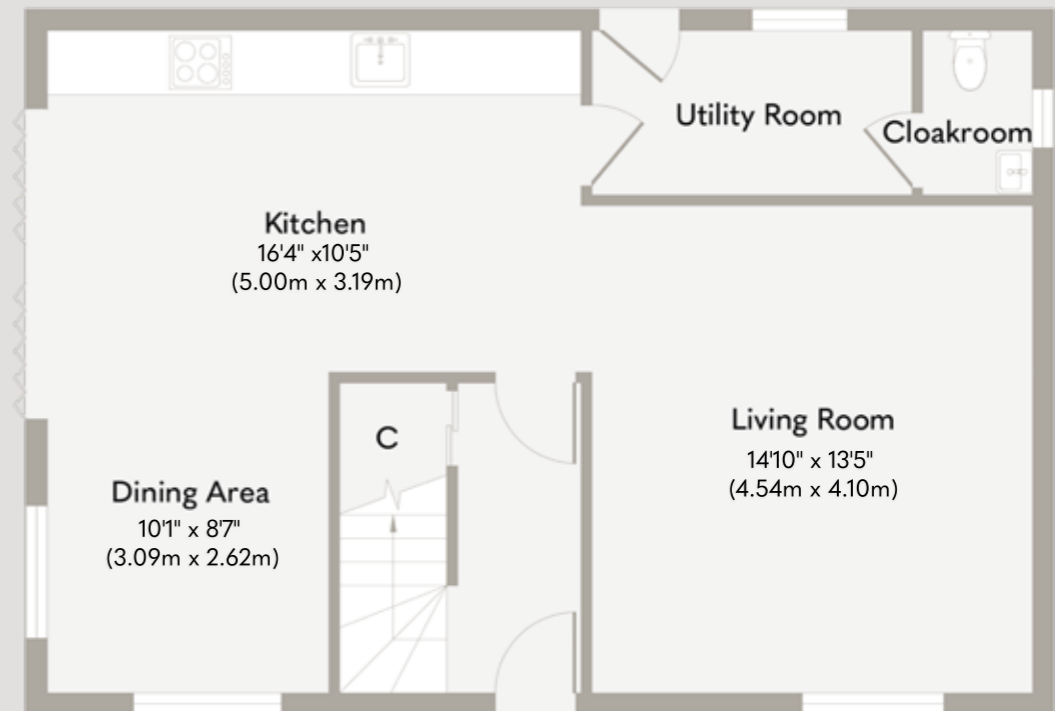
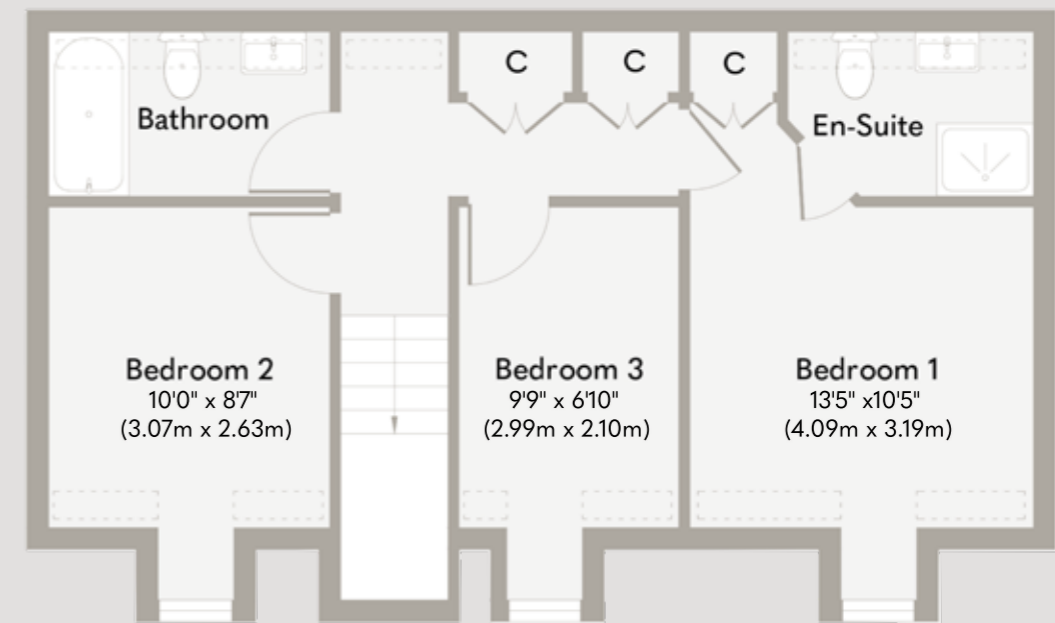
- Ceramic Floor Tiles to Receptions Rooms, Hallway, Kitchen & Bathroom
- Carpet to Landing & Bedrooms
- Coir Mat to Entrance Hallway
- A mix Pendant and Spot Lighting
- Timber Staircase
- Oak Doors
- Smoke Detection System
- Kitchen Finishes
- Kitchen Units with Quartz Worktops & Upstands
- Range Master Butler Style Sink
- Bosch Hob with Extractor & Quartz Splashback
- Neff No Frost Fridge Freezer
- Bosch Dishwater

BATHROOM FINISHES

- White Sanitary Ware
- Wall-Mounted Heated Towel Rail

GENERAL INFORMATION

- 10 Year Professional Consultants Certificate
- Mains Water, Drainage & Electricity
- Air Source Heating



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.

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Hilgay

MODERN AMENITIES
AND RICH HISTORY

Hilgay is a charming rural village located south of Downham Market and King's Lynn, nestled along the River Wissey amidst a patchwork of rich agricultural fields. The village's Old English name, meaning "island or dry ground in a marsh," reflects its origins near former marshland dykes. Hilgay offers a peaceful yet modern rural lifestyle with key amenities, including a farm shop, butchers, a primary school, The Rose & Crown pub, and a beautician. A picturesque lime tree-lined avenue leads to the local church, enhancing the village's quaint appeal.

Hilgay's proximity to the River Wissey makes it an ideal spot for water sports enthusiasts. Paddleboarding and kayaking are popular activities along the calm, scenic stretches of the river, offering a peaceful way to explore the surrounding natural beauty.

Just four miles away, Downham Market is one of Norfolk's oldest market towns, with roots tracing back to Saxon times. It boasts a variety of shops, a lively market on Fridays and Saturdays, several schools, and an iconic Gothic black-and-white town clock. The town has a mainline railway station, offering quick connections to Cambridge (39 minutes) and London King's Cross (1 hour 35 minutes).

Hilgay is an ideal base for outdoor enthusiasts, with ample opportunities for walking, cycling, and boating along the tranquil waterways. Nearby, the renowned Wildfowl and Wetlands Trust in Welney attracts birdwatchers from across the region. King's Lynn, 11 miles away, provides additional amenities, including supermarkets, restaurants, a cinema, and healthcare services at the Queen Elizabeth Hospital. The town also features three impressive churches and a variety of educational institutions.



Note from Sowerbys



"A village lifestyle where you are surrounded by an amazing sense of community."



SERVICES CONNECTED

Mains water, electricity, and drainage. Heating via an air source heat pump.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///placidly.caveman.headings

AGENT'S NOTE

Please note some pictures have been virtually staged and/or renovated with computer-generated imagery to give an impression of how the house could look.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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