



Church Road, Hilgay, Downham Market, PE38 0JF

welcome to

Church Road, Hilgay, Downham Market

Full of character & charm! This delightful 3 bedroom cottage in the popular village of Hilgay offers a cosy lounge with fireplace, bright garden room, spacious kitchen & lovely low-maintenance garden with pond. Just a short drive to Downham Market & mainline train station!



Accommodation:

Lounge

14' 4" x 10' 1" (4.37m x 3.07m)
Double-glazed door to the front. Double-glazed window to the front. Feature fireplace. Radiator.

Kitchen

11' x 10' 9" (3.35m x 3.28m)
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & space for a freestanding cooker. There is also space for a fridge/freezer. Radiator. Under-stairs storage cupboard.

Conservatory

8' 6" x 6' 3" (2.59m x 1.91m)
Of brick construction with lantern uPVC roof. Radiator. Double-glazed door to the side & double-glazed French doors to the rear.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Heated towel rail. Double-glazed window to the side.

First Floor Landing

Radiator. Loft access.

Bedroom One

11' x 9' 9" (3.35m x 2.97m)
Double-glazed window to the rear. Radiator.

Bedroom Two

10' 6" x 6' 9" (3.20m x 2.06m)
Double-glazed window to the front. Radiator.

Bedroom Three

11' 2" x 6' 8" (3.40m x 2.03m)
Double-glazed window to the front. Radiator.

Outside

The walled rear garden provides the perfect space for relaxation. The garden is mainly laid to paving, alongside a covered seating area overlooking the garden pond. There is also a concrete base ready for a garden shed to be laid upon.

Agent's Note

Heating to the property is served by oil central heating.

Please note that there is a flying freehold over the property. Please contact the branch for more information.

There is an existing Right of Way at the property, please enquire with the branch for further details.



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.focalagent.com



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Church Road, Hilgay, Downham Market

- 3 bedroom mid-terraced cottage
- Lounge + garden room
- Low-maintenance rear garden
- Popular village location
- Short drive to Downham Market

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112618 - 0005

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