



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.



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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

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112618 - 0006

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