



Lawrences Lane, Hilgay, Downham Market, PE38 0JE

welcome to

Lawrences Lane, Hilgay, Downham Market

Positioned upon a desirable plot within the peaceful village of Hilgay, lies this charming, 3 bedroom detached house. The property boasts beautifully maintained outside space, including wrap-around gardens, ample off-road parking & detached double garage, and offers NO ONWARD CHAIN!



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin. Radiator. Double-glazed window to the front.

Lounge

15' 9" x 15' 1" (4.80m x 4.60m)

Two double-glazed windows to the rear. Double-glazed window to the side. Radiator. Open fireplace.

Kitchen / Diner

19' 4" x 9' 7" (5.89m x 2.92m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, and space for a freestanding cooker. There is also space & plumbing for a washing machine as well as space for an under-counter fridge. Radiator. Pantry cupboard. Double-glazed French doors to the rear. Double-glazed door to the side. Double-glazed windows to the front & side.

First Floor Landing

Stairs from the entrance hall. Radiator. Double-glazed window to the rear.

Bedroom One

12' 7" x 11' 9" (3.84m x 3.58m)

Double-glazed window to the front. Radiator. Storage cupboard.

Bedroom Two

9' 7" x 11' 9" (2.92m x 3.58m)

Double-glazed window to the front. Radiator.

Bedroom Three

11' 3" x 7' 1" (3.43m x 2.16m)

Double-glazed windows to the side & rear. Radiator.

Bathroom

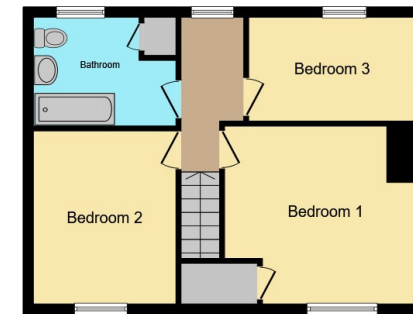
Fitted with WC, wash hand basin & bath with shower over. Radiator. Airing cupboard. Double-glazed window to the rear.

Outside

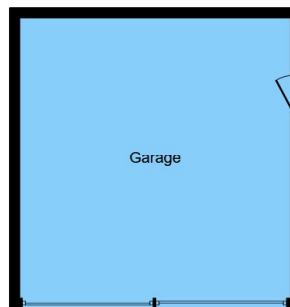
To the front of the property, a generous gravelled driveway provides off-road parking for 4-5 cars & leads to the detached double garage. The sizable & beautifully maintained garden wraps around the property & is fully enclosed by timber fencing, whilst being mainly laid to lawn alongside a patio area, gravelled area & various plants, shrubs & hedges.



Ground Floor



First Floor



Garage



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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welcome to

Lawrences Lane, Hilgay, Downham Market

- Three bedroom detached house
- Large kitchen/diner
- Chain free!
- Ground floor WC
- Detached double garage + driveway parking

Tenure: Freehold EPC Rating: D

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111842 - 0005

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