



Bridge Street, Hilgay, Downham Market, PE38 0LD

welcome to

Bridge Street, Hilgay, Downham Market

A charming three-bedroom, riverside cottage in historic Hilgay village. Featuring a large front garden with views of the river and bridge, a large rear garden with conservatory, patio, pond, and various outbuildings. A lovely family home, just perfect for relaxed waterside walks.



Entrance Hall

Door to front. Double-glazed window to front. Under-staircase storage. Radiator.

Kitchen

11' 8" x 10' 8" (3.56m x 3.25m)
Double-glazed window to rear. Fitted wall and base units. Built-in dishwasher. Sink & drainer. Fridge/freezer. Built-in double oven. Hob with hood. Radiator.

Utility Room

7' 5" x 6' 6" (2.26m x 1.98m)
Double-glazed window to front. Fitted base & wall units. Space for washing machine & dryer.

Cloakroom

Double-glazed window to the side. W.C. & hand wash basin.

Conservatory

9' 5" x 8' 9" (2.87m x 2.67m)
UVPC construction. Double-glazed windows to sides and rear. Door to rear.

Lounge

12' 6" x 20' 2" (3.81m x 6.15m)
Double-glazed window to front. Double-glazed French doors to rear. Fireplace. Two radiators.

First-Floor Landing

Loft access.

Bedroom One

11' 1" x 10' 9" (3.38m x 3.28m)
Two double-glazed windows to front. Radiator. Doorway opening to shower room, housing shower cubicle.

Bedroom Two

10' 8" plus recess x 8' 4" (3.25m plus recess x 2.54m)
Double-glazed window to rear. Radiator.

Bedroom Three

8' 4" x 12' 6" (2.54m x 3.81m)
Two double-glazed windows to rear. Radiator.

Bathroom

Double-glazed window to front. Shower. W.C. Wash basin. Heated towel rail.

Outside - Front

Grassed frontage, overlooking river and bridge. Parking for multiple cars. Side gate. Workshop/Garage. Shed. Greenhouse.

Outside - Rear

Fenced-off patio area. Lawn & Pond. Steps. Fenced border.

Agent's Note

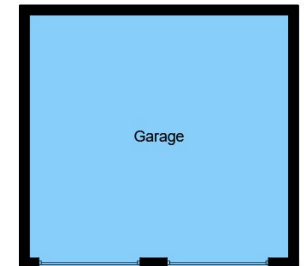
There is an existing Right of Way at the property, please enquire with the branch for further details. Waste from the property is served by a septic tank & Heating to the property is served by an oil tank. Please contact the branch for more details if required.



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



view this property online williamhbrown.co.uk/Property/DHM112106



welcome to

Bridge Street, Hilgay, Downham Market

- Three-bedroom cottage in beautiful Norfolk village
- Garage & Extensive Space for Parking
- Large Front & Rear Gardens
- River Views & Waterside Walks
- Short Drive to Nearest Town of Downham Market

Tenure: Freehold EPC Rating: E

Council Tax Band: C

£390,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112106



Property Ref:
DHM112106 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk