



Hills Court, Hilgay, Downham Market, PE38 0QE

welcome to

Hills Court, Hilgay, Downham Market

Attention first time buyers! This 3 bed semi-detached house in the village of Hilgay offers generous living space, a modern kitchen, flexible ground floor layout & a low-maintenance rear garden. Set on a spacious plot & just a short drive from Downham Market's amenities & mainline rail links.



Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the front. Double-glazed windows to the front & sides.

Entrance Hall

Radiator. Stairs leading to the first floor landing. Storage cupboard.

Cloakroom

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

Lounge

17' 8" x 13' 1" (5.38m x 3.99m)
Double-glazed window to the front. Double-glazed sliding doors into dining room.

Dining Room

17' 3" x 9' (5.26m x 2.74m)
Double-glazed windows to the side & rear. Radiator. Double-glazed door to the side leading to the rear garden.

Kitchen

13' 1" x 8' 4" (3.99m x 2.54m)
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, and space for freestanding cooker. There is also space for a fridge/freezer as well as space & plumbing for a dishwasher. Double-glazed window to the rear.

First Floor Landing

Stairs from the entrance hall. Loft access. Airing cupboard. Double-glazed window to the front.

Bedroom One

15' x 8' 6" (4.57m x 2.59m)
Double-glazed window to the rear. Radiator.

Bedroom Two

11' 6" x 11' 5" (3.51m x 3.48m)
Double-glazed window to the rear. Radiator.

Bedroom Three

9' x 7' (2.74m x 2.13m)
Double-glazed window to the front. Radiator.

Bathroom

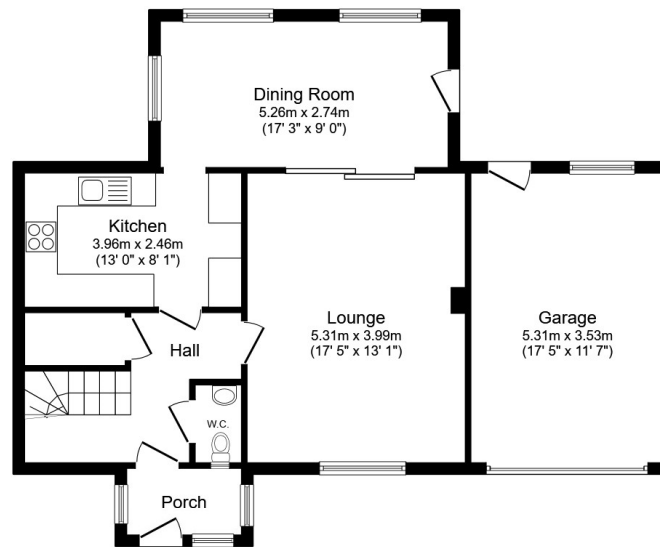
Fitted with WC, wash hand basin & shower cubicle. Radiator. Double-glazed window to the front.

Outside

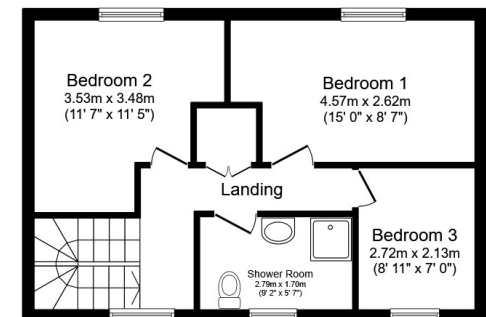
To the front of the property, a hardstanding driveway provides off-road parking for one vehicle & leads to the garage. The generous front garden is laid to lawn, with steps leading up to the entrance door. The rear garden is fully enclosed & is mainly astro-turfed, alongside a decking area & brickweave patio area. A gate to the side leads to the driveway.

Agent's Note

Heating to the property is served by oil central heating. Please contact the branch for more information if required.



Ground Floor



First Floor

Total floor area 122.1 m² (1,314 sq.ft.) approx

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.propertybox.io


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welcome to

Hills Court, Hilgay, Downham Market

- 3 bedroom semi-detached house
- Lounge + dining room
- Modern kitchen
- Shower room
- Low-maintenance rear garden

Tenure: Freehold EPC Rating: D

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM111030 - 0003

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