



**Holts Lane, Hilgay, DOWNHAM MARKET, PE38 0JG**

welcome to

## Holts Lane, Hilgay, DOWNHAM MARKET

A stunningly renovated & extended detached bungalow in the heart of Hilgay, offering three generous bedrooms & a stunning open-plan living area flooded with natural light. Perfectly complemented by a landscaped garden, outdoor kitchen & versatile garden room for work or entertaining.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Radiator. Built-in storage cupboard & airing cupboard. Loft access. Double-glazed window to the side.

**Open Plan Kitchen/Living Space****Kitchen/Dining Area**

This modern, fitted kitchen includes both wall & base units with stone work surfaces over, a one and a half bowl inset sink with inset drainer, a built-in double oven, and a further built-in oven with warming drawer. There is also an electric hob with integrated cooker hood over, an integrated dishwasher & built-in wine cooler, as well as a breakfast bar. Radiator.

**Living Area**

Underfloor heating. Dual aspect double-glazed bi-folding doors leading to the garden. Four bespoke floor-to-ceiling windows overlooking the rear garden. Four double-glazed skylight windows. Wood burning stove.

**Utility Room**

Fitted with wall & base units with worksurfaces over. Space for an American-style fridge/freezer. Space & plumbing for a washing machine. Radiator. Double-glazed door to the rear.

**Bedroom One**

Double-glazed bay window to the front. Built-in wardrobes.

**En Suite**

Currently under renovation, to be finished prior to completion.

**Bedroom Two**

Double-glazed window to the rear. Radiator.

**Bedroom Three**

Double-glazed window to the front. Radiator.

**Bathroom**

Fitted with WC, wash hand basin with vanity unit, bath & walk-in shower cubicle. Radiator. Double-glazed window to the front.

**Outside**

To the front of the property, a gravelled driveway provides off-road parking for 3 cars & leads to the single garage. To the rear, the garden has been beautifully landscaped to create an exceptional outdoor space, perfectly suited to both relaxation and entertaining. A generous lawn is complemented by an impressive raised patio, featuring a built-in outdoor kitchen and BBQ area — ideal for hosting friends and family. Completing the garden is an excellent, fully insulated garden room with power connected, as well as a cosy log burner and bi-fold doors opening onto its own decking area overlooking the garden, creating a versatile space to enjoy all year round.

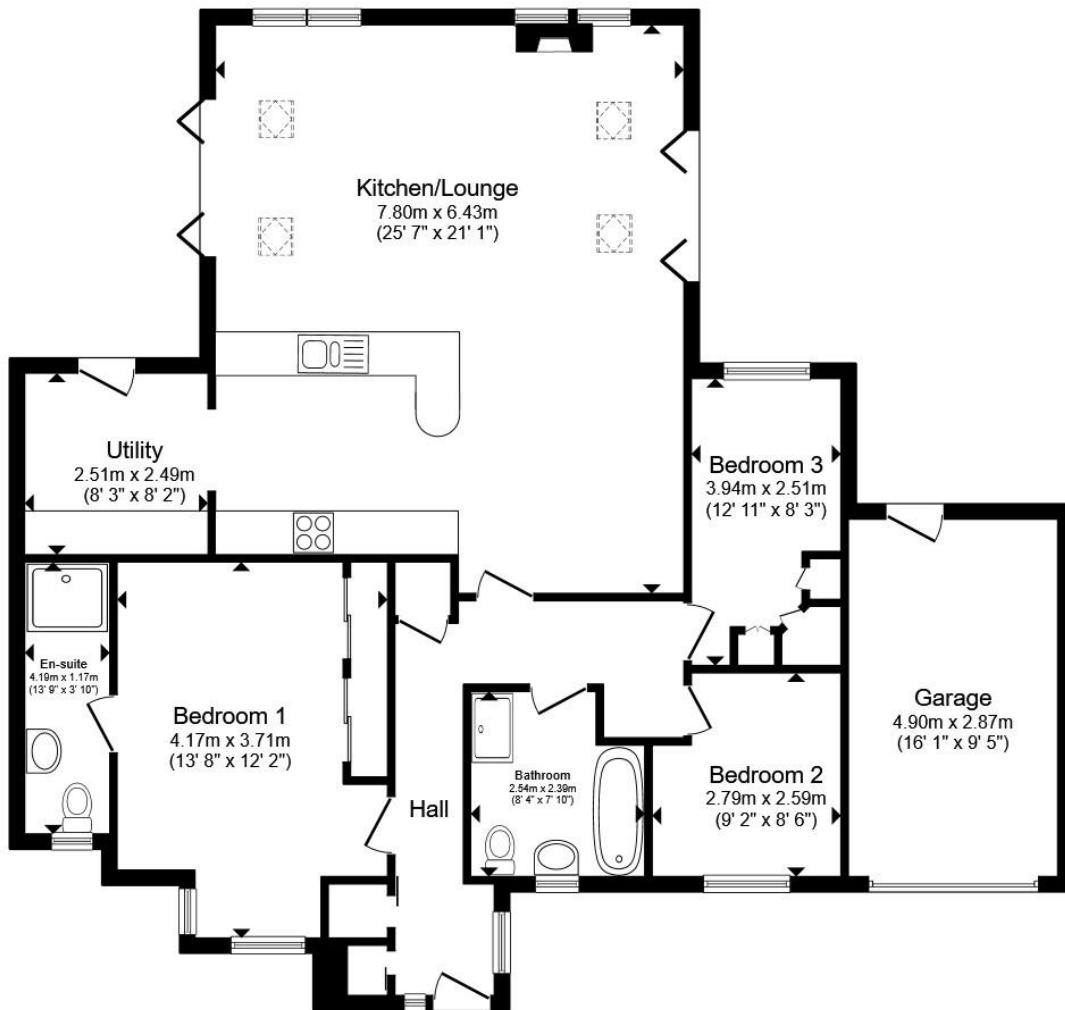
**Agent's Note**

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

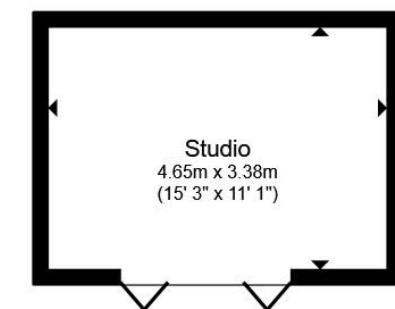


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**Floor Plan**



**Outbuilding**

Total floor area 142.2 m<sup>2</sup> (1,531 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](http://www.propertybox.io)

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## Holts Lane, Hilgay, DOWNHAM MARKET

- 3 bedroom detached bungalow
- Extended + renovated
- Open plan kitchen/living/dining space
- Landscaped garden with garden room
- Garage + driveway

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£400,000**



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Property Ref:  
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