



Westgate Street, Hilborough, Norfolk, IP26 5BN

welcome to

Westgate Street, Hilborough, Norfolk

>> **CHAIN FREE!** A very well presented 2 bedroom semi-detached bungalow, occupying a non-estate village setting with beautiful paddock views. Boasting a substantial rear garden, the bungalow has recently undergone a programme of modernisation, offering an updated kitchen, bathroom and much more!

We are delighted to welcome to the market this extremely well presented 2 bedroom semi-detached bungalow of red-brick elevations under a tiled roof, located in a non-estate position within the semi-rural village of Hilborough.

In brief, the accommodation comprises; entrance hall, lounge with wood burner, updated kitchen, two bedrooms and the bathroom. Coupled with this accommodation, the property further boasts UPVC double glazed windows throughout and radiator central heating served by an air source heat pump. Outside, to the front of the property there is an extended driveway, used by the current owner as off-road parking, although this is accessed via an un-dropped kerb, together with a lawned front garden and a generous, enclosed rear garden, which is a particular feature of the property. The rear garden also provides stunning views over an adjoining paddock.

Boasting a 'move straight in' feel and offered with **NO ONWARD CHAIN**, internal viewing is essential to fully appreciate the presentation, accommodation and location offered for sale!

Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Hall

Radiator, vinyl flooring, doors opening to both bedrooms, bathroom and kitchen, doorway opening to:

Lounge

13' 6" x 11' 11" (4.11m x 3.63m)

Feature fireplace with inset wood burner and slate tiled hearth, radiator, television point, carpet flooring, UPVC double glazed window to the front aspect.

Kitchen

11' 9" max narrowing to 8' 6" min x 9' 7" (3.58m max narrowing to 2.59m min x 2.92m)

A range of wall and floor mounted fitted kitchen units with contrasting work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, built-in oven and hob with extractor hood over, space for under-counter fridge, plumbing for washing machine, breakfast bar, built-in linen cupboard (with radiator), radiator, vinyl flooring, UPVC double glazed window to the rear aspect, UPVC double glazed external entrance door opening to the side aspect.

Bedroom 1

12' 10" x 11' 3" max (3.91m x 3.43m max)

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window to the front aspect.





Bedroom 2

8' 10" x 8' 3" (2.69m x 2.51m)

Built-in storage wardrobe, radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Family Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

Suite comprising low level w.c, hand wash basin and panelled bath with mixer taps and shower attachment over, part tiled walls, radiator, vinyl flooring, UPVC double glazed obscure glass window to the rear aspect.

Outside

To the front of the property, there is an extended driveway, used by the current owner to park vehicles, although this is accessed via an un-dropped kerb, together with a lawned front garden, which has a mature hedge boundary and feature ornamental tree. Gated side access leads into the rear garden.

As mentioned, the extremely well-proportioned rear garden is a particular feature of the property, being laid mainly to lawn with established borders, ornamental trees and shrubs, timber garden storage shed and retaining hedging and fencing with an open aspect to the rear boundary.



Location

Hilborough is a village that lies between the bustling market towns of Swaffham and Brandon, approximately 6 miles from Swaffham and 10 miles from Brandon. The beautiful Norfolk Broads are only about an hour's drive away and there are direct train links to Cambridge and London Kings Cross from nearby Downham Market. Hilborough has a few amenities including a Church and The Swan, a traditional public house and hotel. Further amenities and facilities can be found in Swaffham, which boasts a small, social history museum, many public houses, restaurants and cafes, together with supermarkets and more smaller independent shops. Within the town there is ample free parking and with schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

Council Tax Band

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

Westgate Street, Hilborough, Norfolk

- NO ONWARD CHAIN!
- Modernised 2 bedroom semi-detached bungalow
- Non-estate semi-rural village location
- Large, enclosed rear garden with paddock views
- Lounge with wood burner
- Updated kitchen and bathroom
- Air source radiator heating
- UPVC double glazed windows

Tenure: Freehold EPC Rating: C

offers over **£210,000**

directions to this property:

Leave Swaffham via the A1065 along Brandon Road heading in the direction of Brandon/Thetford and continue for approximately 6 miles until reaching the village of Hilborough. Pass The Swan public house on the left hand side and proceed along, taking the right hand turn onto Westgate Street. The property will be found further along on the left hand side, identified by our William H Brown "For Sale" board.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SFM109402 - 0016

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