



**Hills Court, Hilgay, Downham Market, PE38 0QE**

**welcome to**

**Hills Court, Hilgay, Downham Market**

Located in a peaceful cul-de-sac within the popular village of Hilgay lies this well-presented 4 bedroom detached home. Offering generous, flexible accommodation throughout, the property boasts 3 reception rooms, utility room & en suite, plus a low-maintenance garden, driveway parking & garage.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

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

**Cloakroom**

Fitted with WC & wash hand basin with vanity unit. Stainless steel heated towel rail.

**Study**

Double-glazed window to the front. Radiator.

**Lounge**

Double-glazed windows to the front & side. Radiator. Feature fireplace.

**Dining Room**

Double-glazed patio doors to the side. Radiator. Opening to:

**Kitchen**

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric double oven & an electric hob with integrated cooker hood over. There is also an integrated dishwasher & integrated fridge/freezer. Radiator. Double-glazed window to the rear.

**Utility Room**

Fitted with wall & base units with work surfaces over. Stainless steel sink & drainer. Space & plumbing for a washing machine & tumble dryer. Radiator. Double-glazed door to the rear leading to the garden.

**First Floor Landing**

Stairs from the entrance hall.

**Bedroom One**

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

**En Suite**

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Heated towel rail. Double-glazed window to the rear.

**Bedroom Two**

Two double-glazed skylight windows. Radiator. Built-in wardrobes.

**Bedroom Three**

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

**Bedroom Four**

Double-glazed window to the front. Radiator.

**Bathroom**

Fitted with WC, wash hand basin with vanity unit & shower cubicle. Stainless steel heated towel rail.

**Outside**

To the front of the property, a brickweave driveway provides off-road parking for two cars & leads to the garage. To the rear, the garden is fully enclosed & has been designed with ease-of-maintenance in mind, being mainly laid to paving & gravel, alongside a summer house.

**Agent's Note**

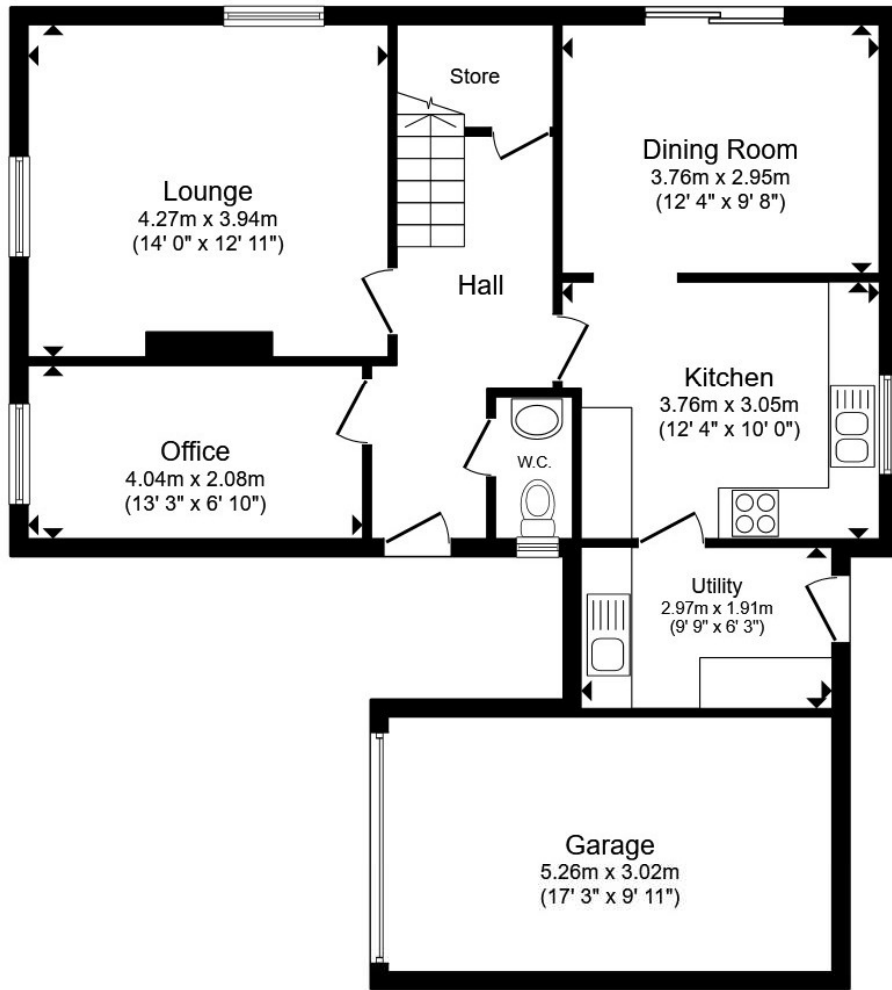
Heating to the property is served by oil central heating. Please contact the branch for further information if required.

There is a restriction on the title that applies to the purchase transaction, preventing you from running a business from the property. Please enquire with the branch for further information.

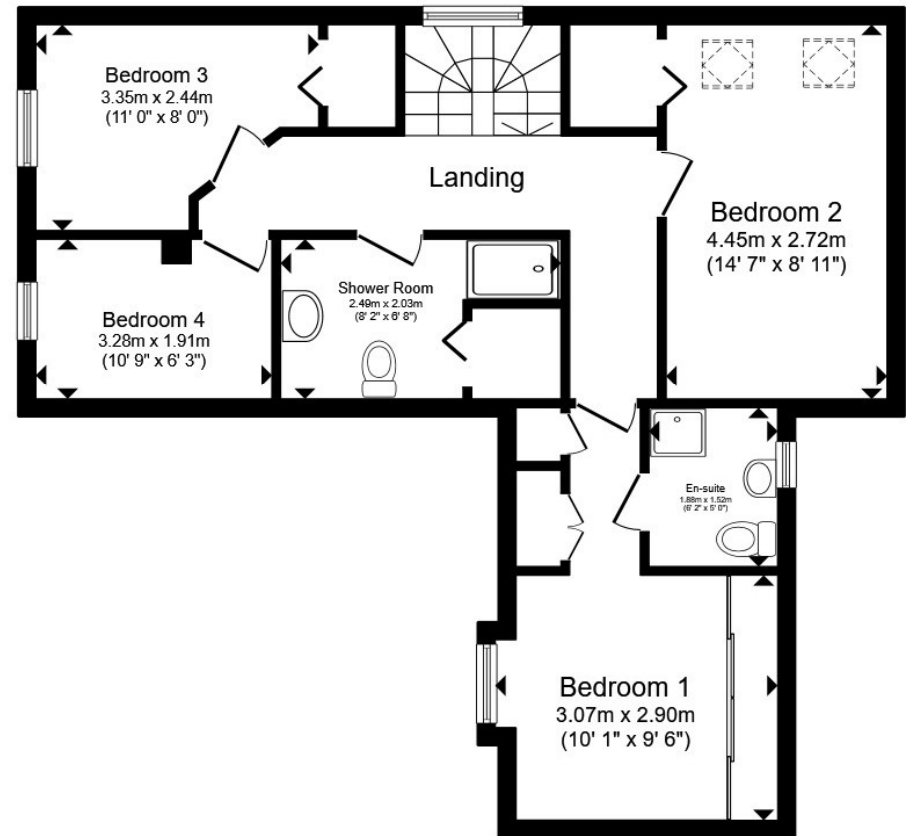


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**Ground Floor**



**First Floor**

Total floor area 144.0 m<sup>2</sup> (1,550 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)

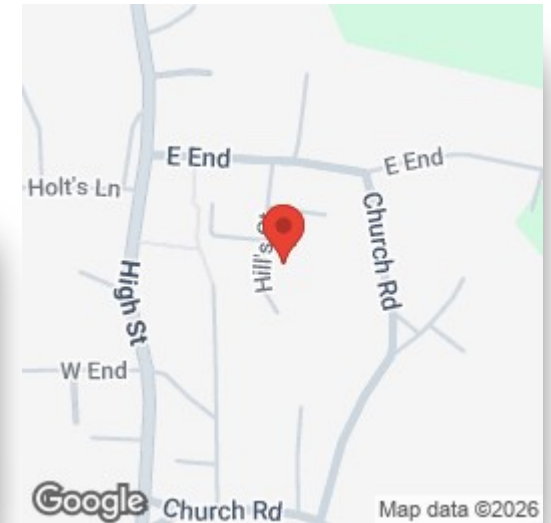
welcome to

## Hills Court, Hilgay, Downham Market

- 4 bedroom detached house
- 3 reception rooms
- Utility room
- En Suite
- Low-maintenance garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£285,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DHM112985 - 0002

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