



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

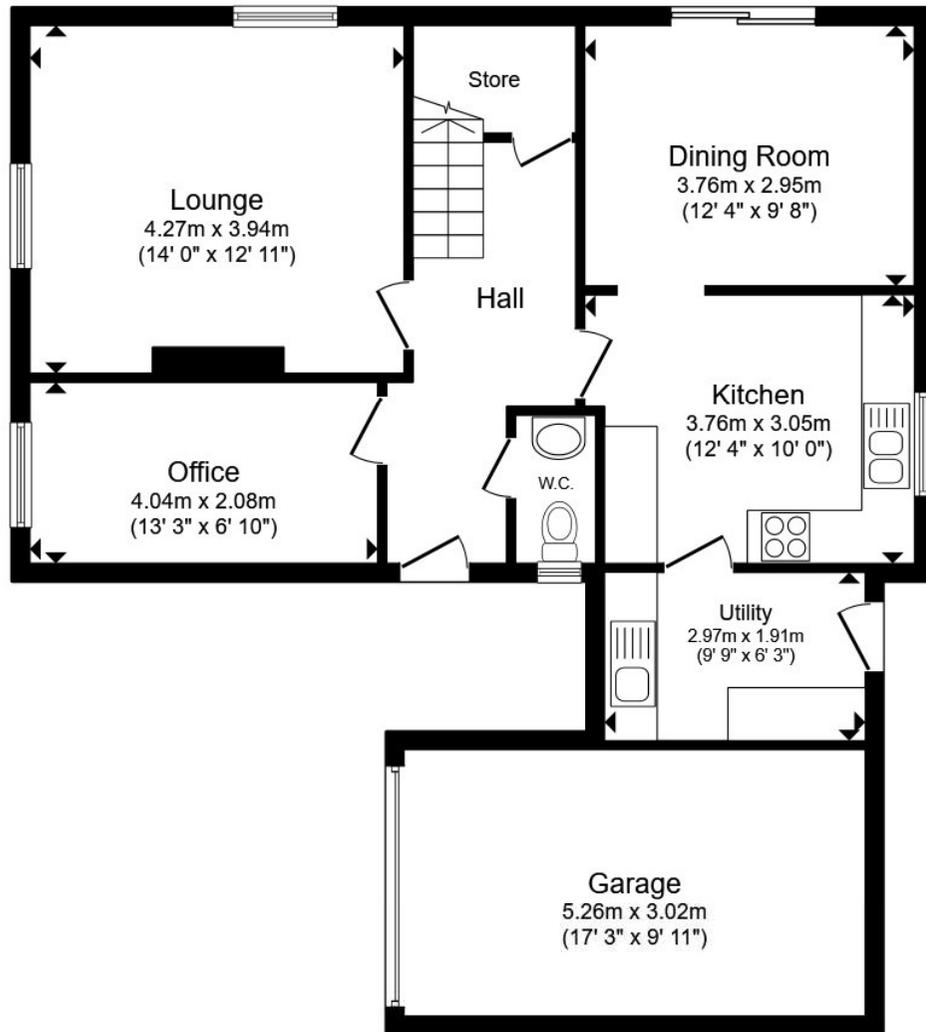
Heating to the property is served by oil central heating. Please contact the branch for further information if required.

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.

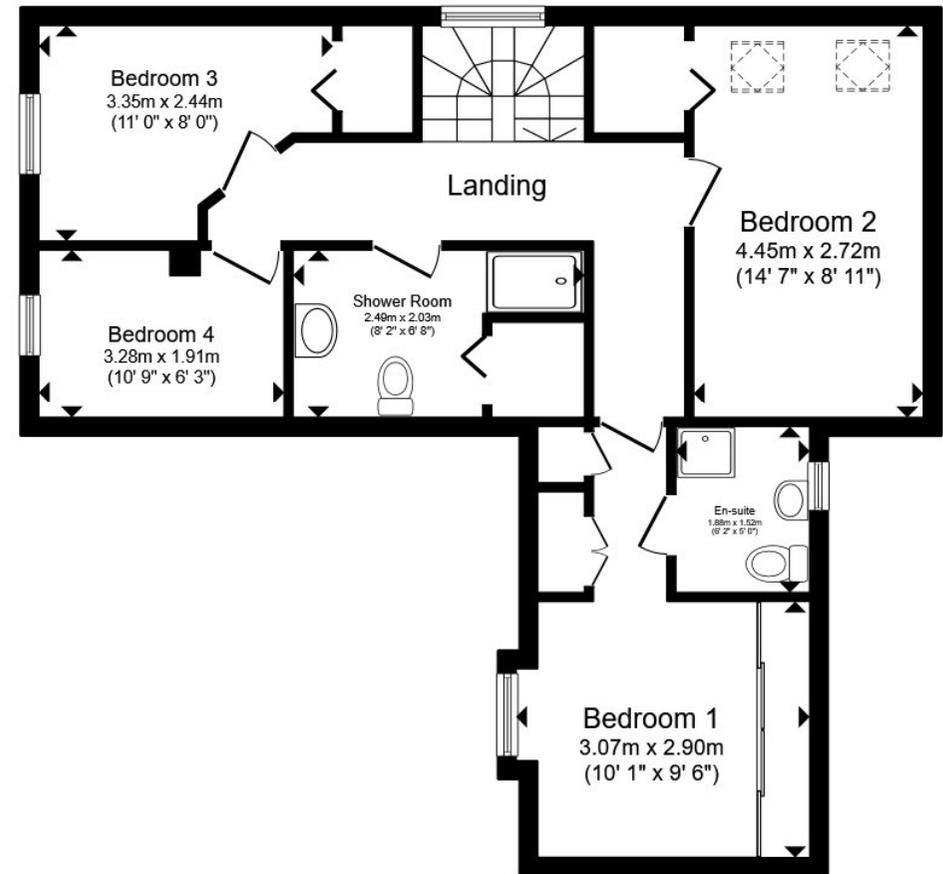


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Ground Floor



First Floor

Total floor area 144.0 m² (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

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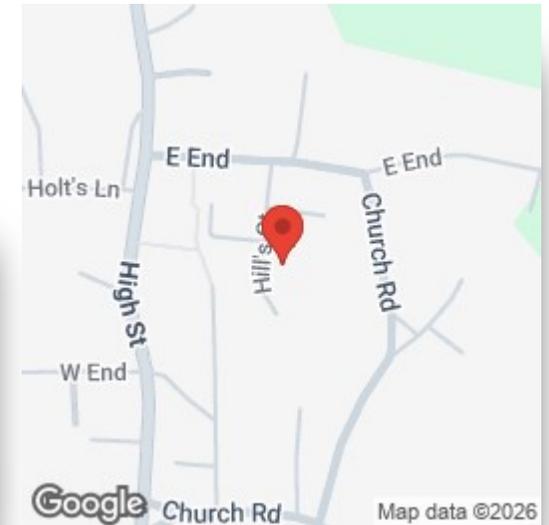
Hills Court, Hilgay, Downham Market

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

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112856 - 0002

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.



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