



Chapel Row, Hilgay, DOWNHAM MARKET, PE38 0JB

welcome to

Chapel Row, Hilgay, DOWNHAM MARKET

A beautifully renovated two bedroom cottage in the village of Hilgay, offering stylish modern living with eco-friendly features including an air source heat pump & solar panels. Complete with parking & low-maintenance gardens, this charming home is ready to move straight into!



Accommodation:

Double-glazed entrance door to:

Lounge

17' 8" x 13' 1" (5.38m x 3.99m)

Door to the front. Double-glazed windows to the front & side. Radiator. Stairs with glass balustrade leading to the first floor landing.

Kitchen/Diner

13' 7" x 9' 4" (4.14m x 2.84m)

This fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, a built-in electric oven & an induction hob with extractor fan over. There is also space & plumbing for a washing machine & dishwasher, as well as space for a fridge/freezer. Radiator. Double-glazed window to the side. Double-glazed stable door to the side.

First Floor Landing

Stairs from the lounge. Radiator. Loft access.

Bedroom One

13' 6" x 10' 2" (4.11m x 3.10m)

Double-glazed window to the side. Radiator. Built-in cupboard.

Bedroom Two

13' 4" max x 10' 1" max (4.06m max x 3.07m max)

Double-glazed window to the front. Radiator. Built-in storage cupboard.

Bathroom

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

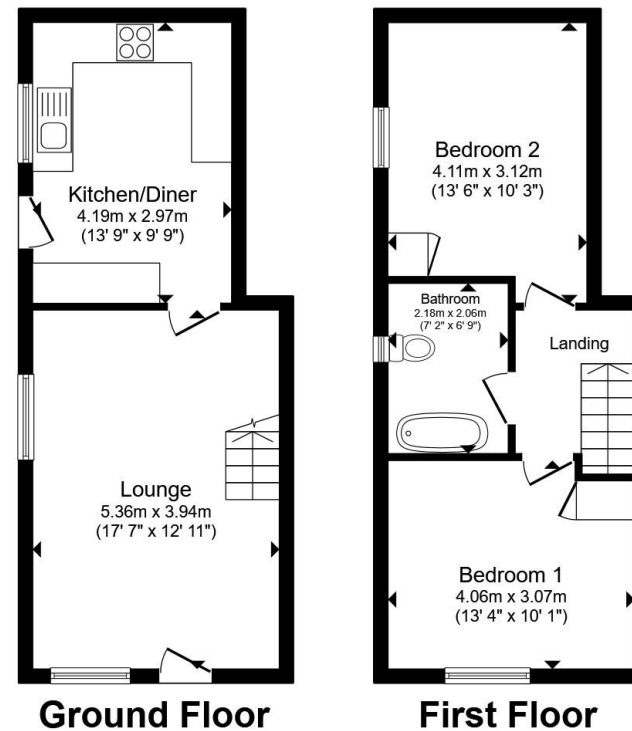
Outside

To the front of the property, a gravelled driveway provides off-road parking for two cars, with a further allocated parking space at the rear of the property. Here you will also find a patio seating area. The low-maintenance rear garden is mainly gravelled and is enclosed by hedging for privacy. Further to this is a lawned garden area accessed by a private right of way.

Agent's Note

Heating to the property is served by an Air Source Heat Pump & 4 kW Solar Panels generating approximately £400 per annum. Please contact the branch for more information if required.

There is a private right of way to reach the rear garden. Please enquire with the branch for further details if needed.



Total floor area 65.0 m² (699 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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- Two bedroom end-terraced cottage
- Renovated throughout
- Air source heating + solar panels
- Off-road parking
- Low-maintenance garden

Tenure: Freehold EPC Rating: F
Council Tax Band: A

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DHM112138 - 0002

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01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk