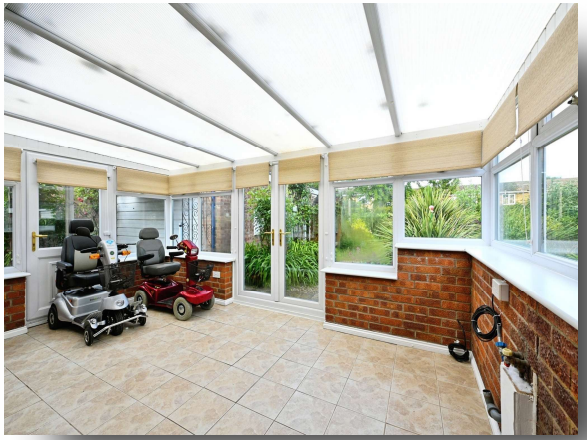
Church Road, Hilgay, DOWNHAM MARKET, PE38 0JL

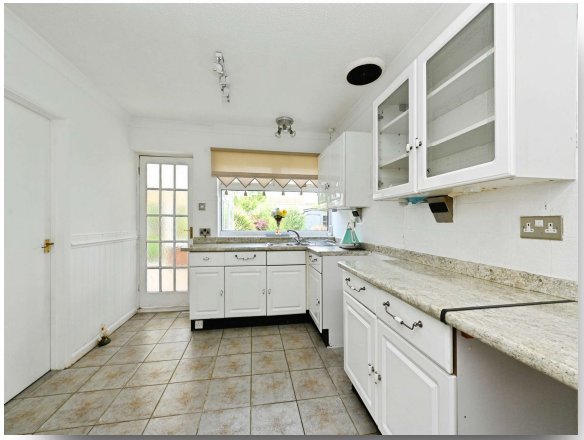
william h brown

welcome to

Church Road, Hilgay, DOWNHAM MARKET

Chain free! Situated in a peaceful setting within the village of Hilgay, this spacious and well-established detached bungalow occupies a generous, mature plot with flexible living accommodation throughout. Offering multiple reception rooms, generous bedrooms & wet room.





Accommodation:
Double-glazed entrance door to:

Entrance Hall
Door to the front. Storage cupboard. Radiator. Loft access. Double-glazed window to the front.

Lounge
Double-glazed windows to the front & side. Two radiators. Feature fireplace.

Kitchen
This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl sink & drainer unit, and space for a freestanding cooker. Pantry cupboard & airing cupboard. Radiator. Double-glazed window to the rear.

Dining Room
Double-glazed windows to the side & rear. Radiator.

Conservatory
Of brick & uPVC construction. Double-glazed windows to the sides & rear. Double-glazed French doors to the rear leading to the rear garden.

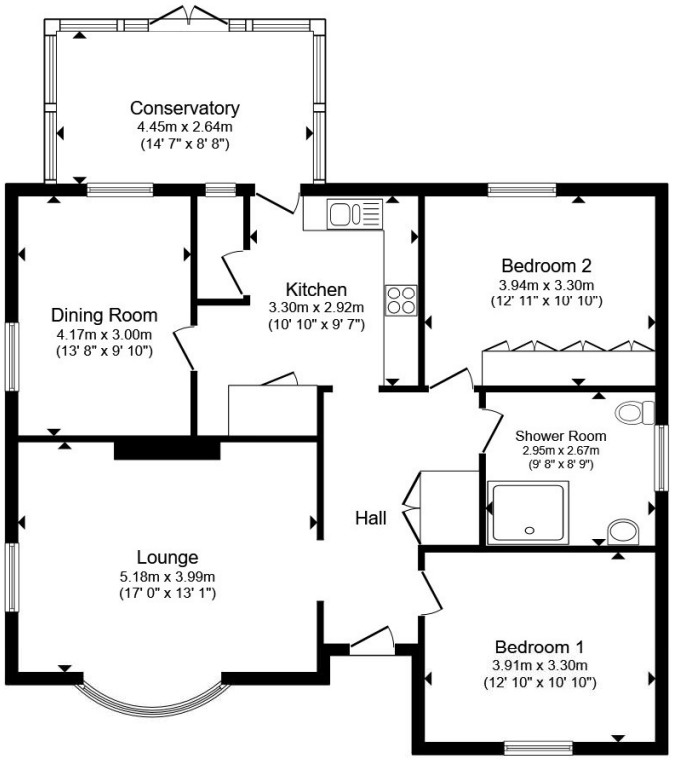
Bedroom One
Double-glazed window to the front. Radiator.

Bedroom Two
Double-glazed window to the rear. Radiator. Built-in wardrobes.

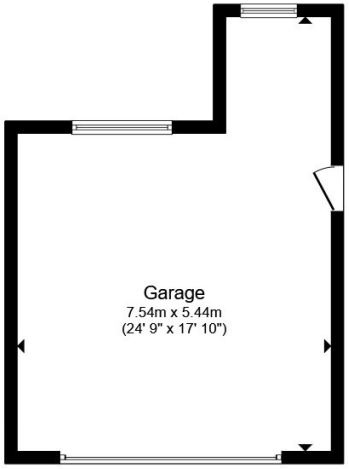
Wet Room
Fitted with WC, wash hand basin & shower. Heated towel rail. Two double-glazed windows to the side.

Outside
The property sits on a generous, mature plot, featuring a spacious gravelled driveway to the front that provides ample off-road parking for multiple vehicles and leads to the double garage. To the rear, the well-established garden has been well maintained and is predominantly laid to lawn, complemented by a variety of plants, shrubs and hedging. Additional features include a garden pond, a patio area & various garden sheds for extra storage.

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



Floor Plan 1



Garage

Total floor area 142.5 m² (1,534 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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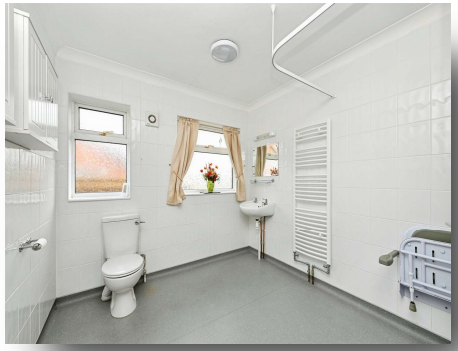
welcome to

Church Road, Hilgay, DOWNHAM MARKET

- Two bedroom detached bungalow
- No onward chain
- Multiple reception rooms
- Driveway parking with double garage
- Mature garden

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

£325,000



Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DHM112775 - 0004

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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