



Ely Road, Hilgay, Downham Market, PE38 0JN

welcome to

Ely Road, Hilgay, Downham Market

A charming & beautifully presented three bedroom cottage, located within the popular village of Hilgay, only a short drive of Downham Market. The property occupies a generous plot with large rear garden & inside, boasts a lounge, dining room, country-style kitchen, generous bedrooms & bathroom.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Stairs leading to the first floor landing.

Lounge

12' 5" x 11' 6" (3.78m x 3.51m)

Double-glazed window to the front. Radiator.

Television point. Feature fireplace.

Dining Room

12' 8" x 11' 6" (3.86m x 3.51m)

Double-glazed window to the front. Radiator. Built-in shelving & dresser. Exposed brick feature fireplace.

Built-in storage cupboard.

Kitchen

8' 3" x 13' 7" (2.51m x 4.14m)

This fitted kitchen includes both wall & base units with walnut work surfaces over, a one and a half bowl Butler sink with drainer, a low-level electric oven & an electric hob with integrated cooker hood over. There is also space for a fridge, as well as space & plumbing for a washing machine. Tiled flooring. Double-glazed window to the side.

Utility Room / Conservatory

Double-glazed windows to the sides & rear. Fitted with base units with work surfaces over. Space & plumbing for a washing machine/tumble dryer. Space for a freezer. Tiled flooring.

Bathroom

Fitted with WC, pedestal wash hand basin & bath with mixer taps and shower over. Partly tiled. Stainless steel heated towel rail. Extractor fan. Double-glazed windows to the side & rear.

First Floor Landing

Stairs from the entrance hall.

Bedroom One

12' 5" x 11' 6" (3.78m x 3.51m)

Double-glazed window to the front. Radiator.

Television point. Built-in wardrobe.

Bedroom Two

12' 5" x 11' 6" (3.78m x 3.51m)

Double-glazed window to the front. Radiator. Loft access. Built-in wardrobe.

Bedroom Three

8' 3" x 13' 6" (2.51m x 4.11m)

Measurements subject to restricted head height.

Double-glazed window to the rear. Built-in wardrobe.

Outside

The front of the property is enclosed by picket fencing, with a gate leading to the entrance door. A large gravelled driveway leads from the side of the property of the rear & provides off-road parking for multiple vehicles whilst leading to the garage. The sizable rear garden is fully enclosed & is mainly laid to lawn, alongside a raised patio area, and various plants, shrubs & trees.

Agent's Note

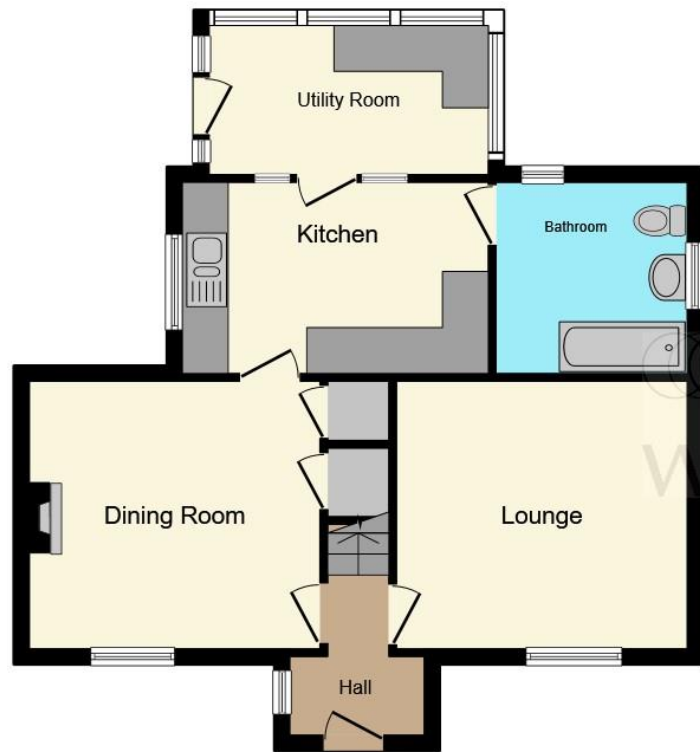
Heating to the property is served by oil central heating. Please contact the branch for further information if required.

Please note that the images used were taken prior to the current tenancy and may not reflect the property's present condition.

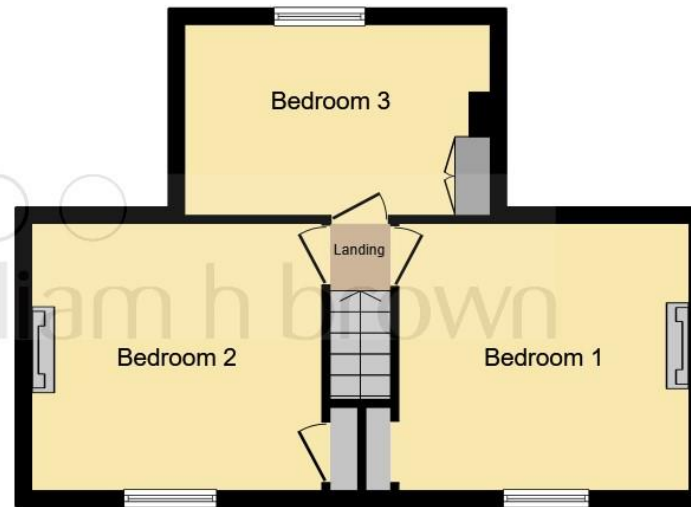


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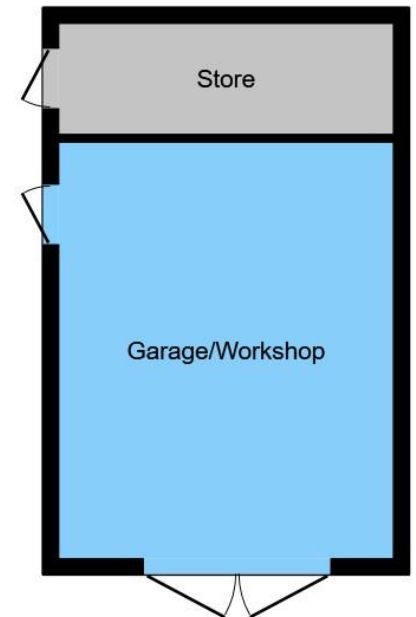




Ground Floor



First Floor



Garage

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.

welcome to

Ely Road, Hilgay, Downham Market

- Three bedroom detached cottage
- No onward chain!
- Lounge, dining room + conservatory
- Off-road parking for several cars
- Garage

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112764 - 0002

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