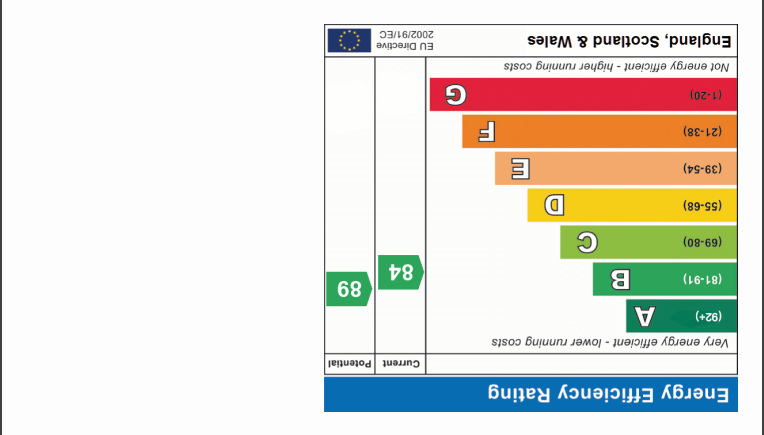


9 Market Place, Downham Market
PE38 9DG
01366 385588
info@kingpartners.co.uk



King & Partners

SALES • LETTINGS • MORTGAGES



Gilmarcy
Church Road
Hilgay

£500,000

King & Partners

SALES • LETTINGS • MORTGAGES

01366 385588
info@kingpartners.co.uk



Gilmarcy

Hilgay, Downham Market, PE38 0JL

A beautifully presented and substantially extended three-bedroom detached bungalow, set on a generous plot approaching half an acre (STMS) in a lovely setting in the village of Hilgay. Offered with no onward chain, this high-spec home blends modern comfort with countryside charm. Internally, the property has been finished to a high standard throughout. There are two spacious reception rooms, both featuring characterful wood burning stoves, offering ideal spaces for relaxation and entertaining. The heart of the home is the well-appointed kitchen, complete with integrated appliances, with a rear hallway and access into the separate utility room for added convenience. The three bedrooms are well-proportioned, with a bright and airy feel throughout the home. Heating is provided by an efficient air source heat pump system, complemented by solar panels, delivering excellent energy performance (EPC Rating: B). Outside, the expansive grounds offer an abundance of space for family life, gardening, or simply enjoying the rural setting with the addition of a lovely new summer house. There is ample off-road parking, including space suitable for a motorhome or caravan, and a double garage with two newly fitted electric remote controlled doors for secure storage or workshop use. This is a rare opportunity to acquire a spacious, energy-efficient home in a desirable village location, perfect for those seeking tranquility without compromise on modern amenities.



Double Glazed Composite Door To:

Entrance Hall

Radiator. Doors to Living Room and Kitchen. Opening to inner hall.

Living Room

18' 0" x 16' 6" (5.49m x 5.03m) UPVC double glazed windows to front and side. Cast iron wood burner to fireplace. Television point. Two radiators.

Kitchen

20' 0" x 10' 5" (6.10m x 3.17m) UPVC double glazed window to rear and side. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Built-in electric double oven. Halogen hob with extractor hood. Hotpoint fridge and freezer. Spot lights. Door to built-in storage cupboard. Door to airing cupboard. Tiled floor. Radiator. Opening to Dining Room.

Utility Room

7' 1" x 7' 3" (2.16m x 2.21m) UPVC double glazed window to rear. Fitted with wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Washing machine, tumble dryer and under counter fridge.

Dining Room

11' 4" x 12' 6" (3.45m x 3.81m) UPVC double glazed window to rear. UPVC double glazed patio doors. Radiator. Built in storage cupboard. Tiled floor.

Bedroom 1

10' 10" x 14' 11" (3.30m x 4.55m) UPVC double glazed window to front. Radiator. Fitted wardrobe.

Bedroom 2

10' 4" x 13' 3" (3.15m x 4.04m) UPVC double glazed window to side . Radiator.

Bedroom 3

10' 6" x 7' 2" (3.20m x 2.18m) UPVC double glazed window to rear. Radiator

Bathroom

12' 1" x 9' 0" (3.68m x 2.74m) UPVC double glazed window to side. Wash hand basin. Bath. Shower cubicle. W.C. Heated towel rail.

Double Garage

20' 8" x 15' 7" (6.30m x 4.75m) Newly fitted double electric doors with remote control. Pedestrian door to side. Two windows to rear.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.