



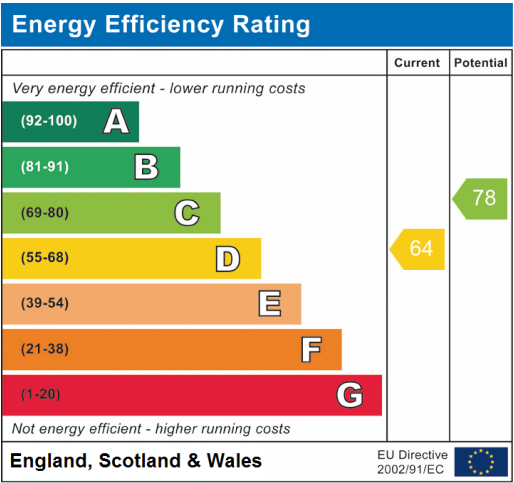
MEADOWLAND HOUSE, HILLS COURT,
HILGAY, DOWNHAM MARKET, NORFOLK.
PE38 0QE

£375,000
Freehold

ABOUT THE PROPERTY

GUIDE PRICE £375,000-£385,000. A well presented, spacious four bedroom, detached family home. The accommodation includes the welcoming entrance hall with stairs to the first floor and also serves the ground floor. The lounge is positioned to the front and the kitchen to the rear with integrated appliances and a separate utility room which gives access to the rear garden and also the integral garage. The dining room leads through a sliding door into the conservatory on the rear. The cloakroom completed the ground floor. The galleried first floor landing serves the four double bedrooms, one of which has an en-suite, then there is a spacious family bathroom. Externally, there is a private driveway for off road parking and a garage along with gardens laid to lawn to the front and rear. Located approximately 5 miles from Downham Market with its range of amenities and also the train station on the main King's Lynn to London King's Cross line via Cambridge.

- FEATURES**
- Well Presented, Detached Family Home
 - 4 Bedrooms
 - 2 Reception Rooms & Conservatory
 - Cloakroom, En-Suite & Bathroom
 - Utility
- Enclosed Rear Garden
 - Driveway & Garage
 - EPC Rating - D
 - Council Tax Band - E



Accommodation -
uPVC double glazed front entrance door to:-

Entrance Hall
Wall mounted single panel radiator, stairs to first floor with storage cupboard under, coved ceiling, door to cloakroom, door to kitchen, door to:-

Living Room
16'0" x 12'9" (4.88m x 3.90m)
uPVC double glazed window to the front, wall mounted double panel radiator, central fireplace with electric fire inset, laminate style flooring, coved ceiling.

Kitchen/Breakfast Room
13'0" x 12'0" (3.96m x 3.66m)
uPVC double glazed window to the rear, wall mounted single panel radiator, a range of wall and base units under round edge worktops, 1 1/2 stainless steel sink drainer inset with mixer tap, 4 ring electric hob inset to worksurface with extractor over, eye level double oven, integral dishwasher, breakfast bar, laminate style flooring, coved ceiling with spotlights inset, opening to utility room, archway through to:-

Dining Room
11'11" x 11'8" (3.64m x 3.57m)
Wall mounted single panel radiator, coved ceiling, laminate style flooring, uPVC double glazed sliding door to:-

Conservatory
12'2" x 11'4" (3.71m x 3.46m)
Part brick and uPVC double glazed construction with vaulted polycarbonate roofing and central ceiling fan, laminate style flooring, uPVC double glazed doors to rear garden.

Utility Room
uPVC double glazed window to the rear, uPVC double glazed door to the side, base units under round edge worktop with stainless steel sink and drainer inset with mixer tap, wall mounted single panel radiator, storage cupboard, space for washing machine, space for further under counter appliance, coved ceiling, tiled flooring, wall mounted single panel radiator, integral door to garage.

Cloakroom
uPVC double glazed window to the front, wall mounted single panel radiator, WC, pedestal hand basin, laminate style flooring, coved ceiling.



First Floor Landing
uPVC double glazed window to the front, wall mounted double panel radiator, loft hatch with ladder, door to airing cupboard housing hot water cylinder and shelving, coved ceiling, doors to all rooms.

Bedroom One
12'10" x 12'9" (3.92m x 3.91m)
uPVC double glazed window to the front, wall mounted single panel radiator, laminate style flooring, coved ceiling, door to:-

En-Suite
uPVC double glazed window to the side, wall mounted heated towel rail, double shower cubicle with sliding glass door, WC, handwash basin inset to vanity unit, , tiled walls and flooring, coved ceiling, extractor.

Bedroom Two
11'9" x 10'3" (3.59m x 3.14m)
uPVC double glazed window to the side, wall mounted single panel radiator, coved ceiling, laminate style flooring.

Bedroom Three
12'2" x 10'2" (3.72m x 3.10m)
uPVC double glazed window to the side, wall mounted double panel radiator, coved ceiling, laminate flooring.

Bedroom Four
12'2" x 10'2" (3.72m x 3.11m)
uPVC double glazed window to the front, wall mounted single panel radiator, coved ceiling, laminate style flooring.

Bathroom
uPVC double glazed window to the rear , wall mounted single panel radiator, panelled bath with shower and glass screen over, hand basin inset to vanity unit, WC, tiled flooring, coved ceiling, extractor.

Outside
There is a shingle driveway to the front shared with the neighbouring properties which leads to the private shingle driveway providing off road parking and leads to the garage. There is an area to the front which is laid to lawn with a pathway leading to the front entrance door enclosed by a picket fence. A gateway to the side leads through to the rear garden, here, it is mainly laid to lawn with a patio and decking area inset.

Agents Notes:
The property has oil central heating and its on mains drainage/sewerage.

