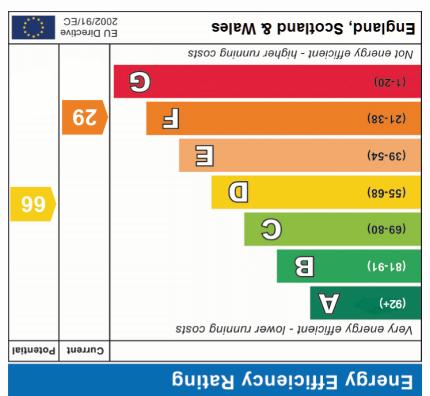


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# King & Partners



1 Church View Church Road  
Hilgay  
Kings Lynn, PE38 0JL £565



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# Church Road

Hilgay, Kings Lynn, PE38 0JL

This beautiful detached character property is located in the popular village of Hilgay and has recently benefited from brand new modern windows installed throughout in 2025, enhancing comfort and energy efficiency. The property features a stunning 27' dual-aspect living room with log-burning stove, wooden flooring, and excellent natural light. The spacious kitchen/dining room offers ample space for entertaining and family living. For more flexible use, there is a cosy snug with feature fireplace, along with an additional study/playroom, ideal for home working or children's space. Upstairs, the property offers four bedrooms, three with fitted wardrobes, together with a family bathroom featuring a freestanding roll-top bath and a separate shower room. Outside, the property sits on a plot of approximately one-third of an acre (STMS) with mature planting. Further benefits include a brick-built outbuilding, a workshop with power and lighting, driveway parking to the rear for multiple vehicles, and solar panels.



Wooden Door To

Entrance Hall

Two windows to side. Staircase to first floor. Radiator. Under stairs storage.

Utility Room

5' 8" x 8' 3" (1.73m x 2.51m) Window. Space for washing machine & tumble dryer. Butler sink. Tiled floor. Oil fired boiler. Radiator.

Cloakroom

3' 11" x 4' 8" (1.19m x 1.42m) Window. Wash hand basin. W.C.

Living Room

27' 1" x 15' 11" (8.26m x 4.85m) Two bay fronted windows to front and rear. Log burning stove. 4 Radiators.

Study/Playroom

7' 10" x 11' 4" (2.39m x 3.45m) Window to front. Radiator.

Kitchen/Dining Area

7' 5" x 11' 5" (2.26m x 3.48m) Dining Area. 10' 10" x 16' 5" (3.30m x 5.00m) Kitchen. Two windows. Fitted with a range of wall and base units with worktop over incorporating a butler style sink with mixer tap. Range style oven with gas hob. Extractor hood. Space for American style fridge/freezer. Space for dishwasher. Door to pantry. Tiled floor. Radiator.

Snug

11' 6" x 11' 9" (3.51m x 3.58m) Window. Radiator. Feature fireplace.

Rear Hall

Tiled floor. Storage cupboard. Staircase to first floor.

First Floor Landing

Window to side. Radiator. Storage cupboard.

Bedroom 1

19' 7" x 14' 1" (5.97m x 4.29m) Two windows to front and side. Radiator. Under eves storage. Fitted wardrobes. Radiator.

Bedroom 4

11' 6" x 9' 2" (3.51m x 2.79m) Window. Radiator. Fitted wardrobe.

Bathroom

11' 6" x 6' 9" (3.51m x 2.06m) Window. Roll top bath. Wash hand basin. W.C. Heated towel rail. Airing cupboard. Tiled floor.

Second Landing.

Two windows. Access to bedrooms 1, 2 and 3 plus shower room.

Bedroom 2

11' 7" x 11' 8" (3.53m x 3.56m) Window. Radiator.

Bedroom 3

11' 7" x 9' 1" (3.53m x 2.77m) Window. Radiator. Fitted wardrobe.

Shower Room

7' 0" x 11' 5" (2.13m x 3.48m) Window. Double width shower cubicle. Wash hand basin. W.C. Bidet. Tiled floor. Extractor fan. Heated towel rail.

Outside

Driveway and parking to the rear for multiple vehicles. Brick outbuilding and workshop with power and light. Mature gardens surrounding the property with extensive patio area and mature planting.

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.

