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King & Partners



4 Church Road

Hilgay

Downham Market, PE38 0JF

£210,000

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Church Road

Hilgay, Downham Market, PE38 0JF

This two bedroom terraced house is brought to the market in Hilgay just a short drive from Downham Market which has many local facilities including a mainline rail link to Cambridge and London.

The property comprises of living room with wood floors and a feature fireplace with wood burning stove installed September 2023. This leads through to the kitchen with fitted units, ceramic sink and integrated fridge freezer and dishwasher. The downstairs cloakroom has a utility cupboard with space for a washing machine. To the first floor there are two bedrooms and a family bathroom.

To the rear of the property is an enclosed garden with a patio area, summerhouse/games room completed in October 2023 and a garden room to the rear. There is a right of way access to the rear of the property.

New radiators have recently been installed in July/August and the roof was replaced in June 2023.



Part Glazed UVC Door to:

Living Room

11' 1" x 13' 7" (3.38m x 4.14m) UPVC double glazed window to front. Wood floor. Feature fireplace with tiled hearth and wood burner installed in September 2023. Radiator. Door to kitchen.

Kitchen

10' 10" x 10' 4" (3.30m x 3.15m) UPVC double glazed window to rear. Door to rear. Fitted with a range of wall and base units with roll edge worktop over incorporating a ceramic one and a half bowl sink and drainer with mixer tap. Double electric oven. Electric hob with extractor hood. Integrated dishwasher. Integrated fridge freezer. Tiled floor. Spot lights. Door to hallway and staircase to first floor.

Cloakroom

6' 8" x 2' 8" (2.03m x 0.81m) W.C. Wash hand basin. Heated towel rail. Tiled floor. Utility cupboard with space for washing machine.

Upper Landing

UPVC double glazed window to rear. Cupboard.

Bedroom 1

11' 0" x 10' 8" (3.35m x 3.25m) UPVC double glazed window to front. Built in cupboard. Radiator.

Bedroom 2

6' 1" x 8' 0" (1.85m x 2.44m) Two UPVC double glazed windows to rear. Radiator.

Bathroom

4' 4" x 7' 5" (1.32m x 2.26m) Panelled bath with shower screen, mixer tap & electric shower. Wash hand basin. W.C. Extractor fan. Spot lights. Heated towel rail.

Outside

To the rear of the property is an enclosed garden. Patio area. Graveled path leading to the rear of the garden. Summerhouse/games room completed October 2023. Rear garden room with power and spot lights. Lawn area with trees. Right of way access to the rear. To the front of the property is a small graveled area.

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.