



NEWSON & BUCK  
ESTATE AGENTS



Wesley House, Hills Court, Hilgay, Downham Market, Norfolk PE38 0QE

£465,000

A stunning four bedroom family home which has been extended to create an open plan living space. The accommodation comprises hallway, w/c, lounge, open plan kitchen dining living room, utility room, family bathroom and four bedrooms with the master benefitting from an ensuite. The property has undergone an extensive but tasteful renovation including silestone work surfaces and two sets of bi-fold doors opening to the beautifully landscaped garden. The property further benefits from a garage, off road parking for numerous vehicles and a summer house with bar area. Hilgay is located approximately 5 miles from Downham Market which has an full range of amenities including a main link rail link into Cambridge and London King's Cross.

## Hallway

Double glazed door to front, radiator and tiled flooring.

## Lounge

16' 4" x 13' 1" (4.98m x 3.99m) Double glazed window to front, feature fireplace, radiator and fitted carpet.

## Kitchen / Dining / Living Room

24' 7" x 24' 2" (7.49m x 7.37m) Double glazed bi-fold doors and Velux windows to rear, fitted kitchen with integrated appliances including fridge, freezer, double oven, hob with extractor above and dishwasher. Silestone work surfaces and central breakfast bar with inset sink, large pantry cupboard, tiled flooring and radiators.

## Utility Room

6' 2" x 6' 6" (1.88m x 1.98m) Double glazed door to side, double glazed window to rear, kitchen units with sink and drainer, space for washing machine and tumble dryer, tiled flooring, radiator and door to garage.

## W/C

4' 8" x 3' 2" (1.42m x 0.97m) Double glazed window to front, low flush w/c, pedestal wash hand basin, radiator and tiled flooring.

## Landing

Double glazed window to front, storage cupboard, radiator, access to loft and fitted carpet.

## Master Bedroom

12' 10" x 12' 9" (3.91m x 3.89m) Double glazed window to rear, built in wardrobes, radiator and fitted carpet.

## En-Suite

4' 11" x 9' 9" (1.50m x 2.97m) Double glazed window to side, shower enclosure, pedestal wash hand basin, low flush w/c, towel radiator and vinyl flooring.

## Bedroom Two

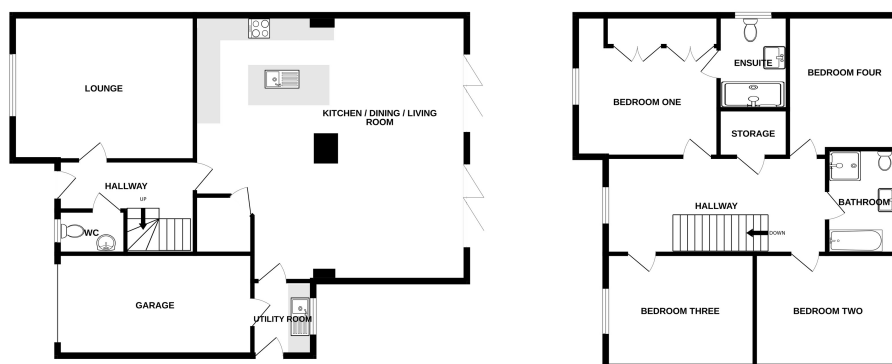
12' 2" x 10' 2" (3.71m x 3.10m) Double glazed window to rear, radiator and fitted carpet.

## Bedroom Three



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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