



Plot, 5 Bridge Street

Hilgay

Downham Market, PE38 0LJ

£375,000



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This new home has been traditionally constructed on an individual plot with a generous gated gravel driveway and manageable garden with a large patio. Located in the heart of Hilgay, a well served village situated only 5 miles from Downham Market town which has a mainline train station with connections to Cambridge, London and Kings Lynn. Inside the property has many features including quartz worktops, integrated Bosch & Neff appliances, oak internal doors and quality sanitary ware. The home has air source central heating with underfloor to the ground floor and radiators to the first floor. A really lovely new home which must be viewed to fully appreciate all it has to offer.



Composite Double Glazed Door To:

Entrance Hall

Room thermostat. Tiled floor. Staircase to first floor. Double doors to cupboard housing hot water cylinder. Door to open plan kitchen, dining & living room.

Open Plan Kitchen/Dining Room

8' 7" x 10' 1" (2.62m x 3.07m) Dining Area. 16' 4" x 10' 5" (4.98m x 3.17m) Kitchen Area
Fitted with a range of wall and base units with quartz worktops over. Butler sink. Bosch electric eye-level oven, hob and integrated dishwasher. Neff integrated fridge freezer. Breakfast bar island. Spot lights. Tiled floor. Double glazed bi-folding door to garden. UPVC double glazed window to front and side.

Living Room

13' 5" x 14' 10" (4.09m x 4.52m) UPVC double glazed window to front. Tiled floor. Room thermostat. Television point. Telephone point.

Utility Room

9' 5" x 5' 1" (2.87m x 1.55m) UPVC double glazed window and door to rear. Door to cloakroom. Fitted with base cupboards. Space for washing machine and tumble dryer. Air Source heating boiler. Tiled floor. Spot lights. Extractor fan.

Cloakroom

3' 3" x 5' 0" (0.99m x 1.52m) UPVC double glazed window to side. W.C. Wash hand basin within vanity unit. Tiled floor. Extractor fan.

First Floor Landing

Loft access. Two built in wardrobes/storage cupboards. Radiator. Double glazed Velux window.

Bedroom 1

10' 5" x 13' 5" (3.17m x 4.09m) UPVC double glazed window to front. Radiator. Television point. Built-in wardrobe.

En-suite

7' 1" x 5' 4" (2.16m x 1.63m) Shower cubicle, W.C. Wash hand basin within vanity unit. Heated towel rail. Tiled floor. Double glazed Velux window. Extractor fan. Spotlights.

Bedroom 2

8' 7" x 10' 0" (2.62m x 3.05m) UPVC double glazed window to front. Radiator. Television point.

Bedroom 3

6' 10" x 9' 9" (2.08m x 2.97m) UPVC double glazed window to front. Radiator. Telephone point.

Bathroom

8' 8" x 5' 5" (2.64m x 1.65m) Bath with shower over and screen. W.C. Wash hand basin within vanity unit. Heated towel rail. Tiled floor. Double glazed Velux window.

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.