



Barn Court, West End, Hilgay, Downham Market, PE38 0HQ

welcome to

Barn Court, West End, Hilgay, Downham Market

Combining the charm of a barn conversion with modern, low-maintenance living, this beautifully presented home is ideal for first-time buyers or those seeking village life. Set in popular Hilgay, it enjoys a private garden and easy access to Downham Market, with no onward chain.



Accommodation:

Entrance door to:

Entrance Hall

Door to the front.

Cloakroom

Fitted with WC & wash hand basin. Radiator.

Lounge

Double-glazed French doors to the rear. Radiator. Stairs leading to the first floor landing.

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in electric oven & an electric hob with integrated cooker hood over. There is also space for an under-counter fridge, as well as space & plumbing for a washing machine. Double-glazed window to the front.

First Floor Landing

Stairs from the lounge. Double-glazed window to the side.

Bedroom One

Double-glazed window to the rear. Radiator. Built-in storage cupboard/airing cupboard.

Bedroom Two

Double-glazed window to the front. Radiator. Loft access.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Radiator.

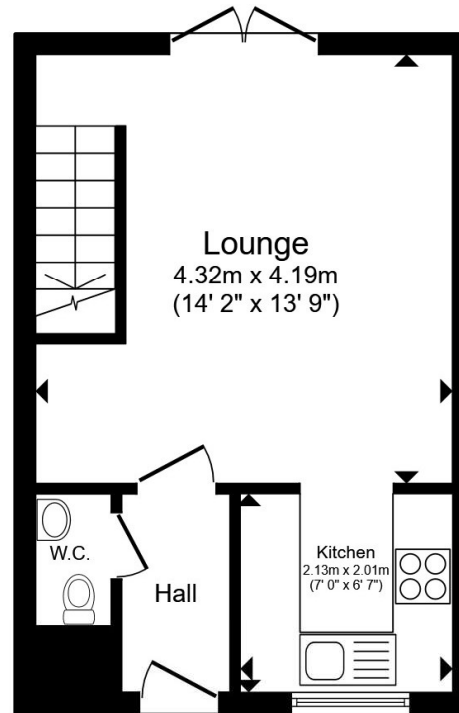
Outside

To the front of the property, a shared gravelled driveway provides off-road parking. To the rear, the low-maintenance garden is fully enclosed by timber fencing & is laid to astro-turf, alongside a patio area.

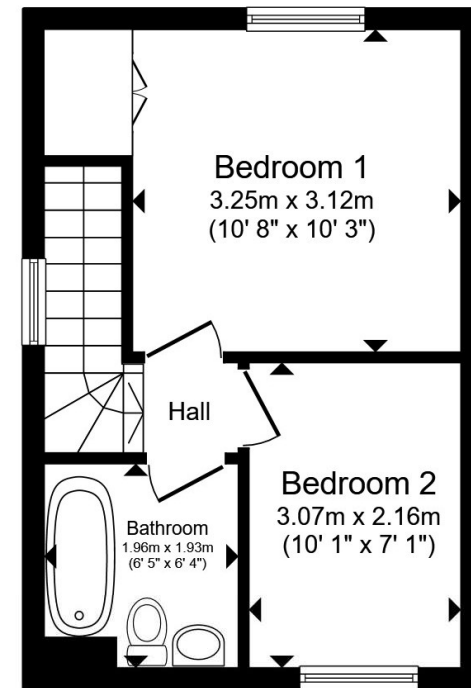
Agent's Note

Heating to the property is served by electric heating, with a new system having been fitted recently. Please contact the branch for further information if required.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 53.8 m² (579 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Barn Court, West End, Hilgay, Downham Market

- Two bedroom end-terraced house
- Charming barn conversion
- Open plan lounge/diner
- Low-maintenance rear garden
- Off-road parking

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM110899 - 0002

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