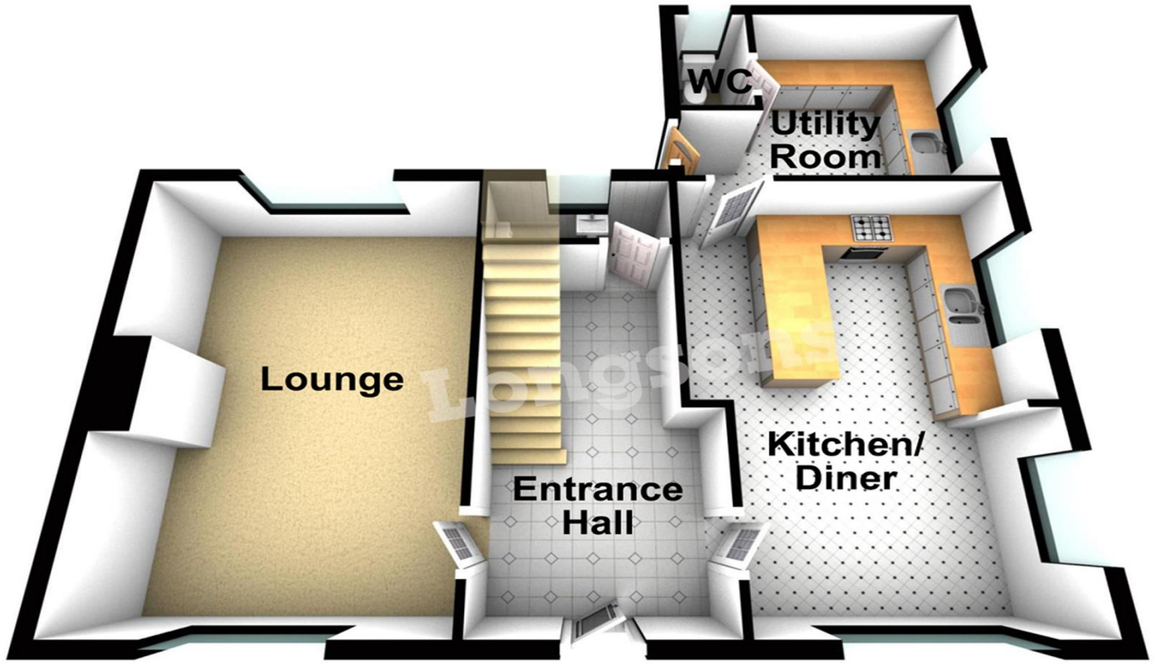
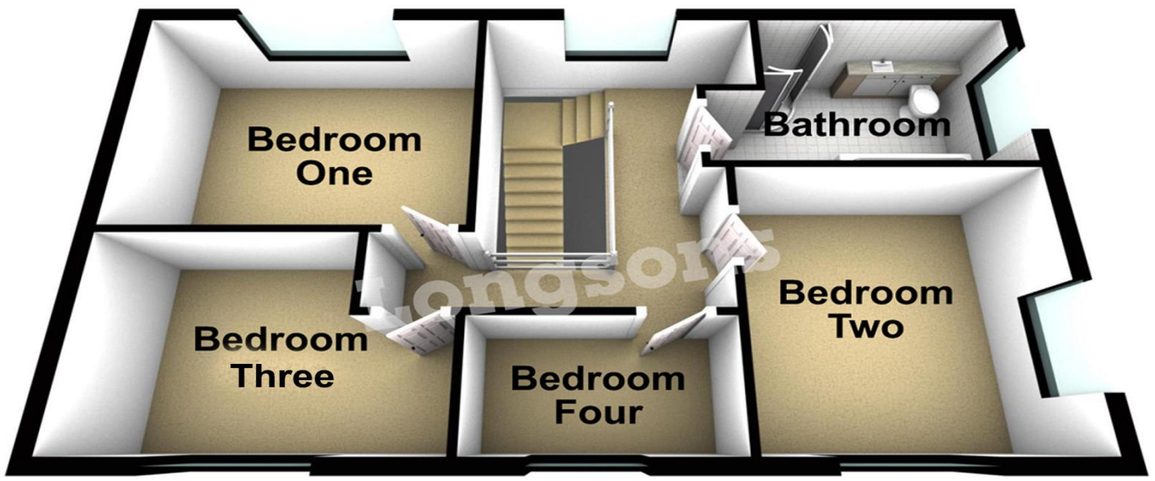
Ground Floor



First Floor



LONGSONS



12 Westgate Street, Hilborough, Thetford, IP26 5BN

Four bedroom detached house with paddock to the rear, situated within the Norfolk village of Hilborough. This modern well presented property boasts a double garage, parking for several vehicles, kitchen/diner, paddock and UPVC double glazing.
Available January

Price £1,400 pcm To Let

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
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https://www.longsons.co.uk

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Situated within the Norfolk village of Hilborough, Longsons are delighted to bring to the market this well presented four bedroom detached house with double garage. This superb property boasts kitchen/diner, utility room, paddock, countryside views to rear, gardens, three WC`s, parking for several vehicles, UPVC double glazing and oil central heating. Available January

Briefly the property comprises entrance hall, lounge, kitchen/diner, utility room, two cloakrooms with WC`s, four bedrooms, bathroom, double garage, gardens, paddock to rear, parking for several vehicles, oil central heating and UPVC double glazing.

HILBOROUGH
The village of Hilborough is situated approx. 25 miles from the City of Norwich and only approx. 5.5 miles from the bustling market town of Swaffham with a range of local amenities including Waitrose suprermarket, local shops, pubs and restaurants together with a variety of leisure and sports activities including an excellent Golf Club. There are a number of primary schools in the local area as well as Methwold High School, Litcham High School and Swaffham Hamond`s High School.

Entrance Hall
Double glazed composite entrance door to front, stairs to first floor, under stairs storage cupboard, fitted coat cupboard, tiles to floor, radiator.

Lounge
19'3" (5.87m) x 12'9" (3.89m)
Double aspect glazing with UPVC double glazed windows to front and rear, two radiators.

Kitchen/Diner
19'3" (5.87m) Max x 12'8" (3.86m) Max
Fitted kitchen units to floor, work surface over, stainless steel one and half bowl sink unit with mixer tap and drainer, integral electric oven with integral ceramic hob and extractor hood over, double aspect glazing with UPVC double glazed windows to front and side, tiles to floor, two radiators.

Utility Room
12'4" (3.76m) Max x 9'8" (2.95m)
Fitted kitchen units to floor, work surface over, stainless steel sink unit, floor mounted oil central heating boiler, UPVC double glazed window to side, entrance door opening to rear garden, tiles to floor, radiator.

Cloakroom One
Wash basin, concealed cistern WC, Obscure glass UPVC double glazed window to rear, tiled splashback, radiator.

Cloakroom Two
WC, tiled splashback, obscure glass UPVC double glazed window to rear.

Stairs and Landing
Galleried landing, built in cupboard with double doors housing hot water cylinder, UPVC double glazed window to rear, loft access, radiator.

Bedroom One
12'9" (3.89m) x 10'1" (3.07m)
UPVC double glazed window to rear with open countryside views, radiator.

Bedroom Two
11'8" (3.56m) x 10'10" (3.3m)
Double aspect glazing with UPVC double glazed windows to front and side, radiator.

Bedroom Three
12'8" (3.86m) Max x 8'9" (2.67m) Max
UPVC double glazed window to front, radiator.

Bedroom Four
8'11" (2.72m) x 5'3" (1.6m)
UPVC double glazed window to front, radiator.

Bathroom
Four piece bathroom suite comprising bath with hand shower attachment, shower cubicle, wash basin set within fitted cabinet, concealed cistern WC, tiled splashback, extractor fan, obscure glass UPVC double glazed window to side, radiator.

Double Garage
Two up and over main doors to front, electric lights and power, window to rear.

Outside Front
Gated access to front garden with double five bar gates opening to shingle driveway leading to rear parking area and double garage, shrubs and plants to borders, hedge and wooden fence to perimeter.

Rear Garden
Shingle parking area with vehicular access to double garage, paved patio seating area, garden laid to lawn, double gates opening to paddock area, open countryside outlook to rear.

Notice
All photographs are provided for guidance only.

- Detached House
- Double Garage
- Paddock to Rear
- Kitchen/Diner
- Utility Room
- UPVC Double Glazing
- Available January









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