



Hillcrest Court, Ipswich Road, Pulham Market - IP21 4YJ



Hillcrest Court, Ipswich Road

Pulham Market, Diss

This GROUND FLOOR APARTMENT is located just off the A140 within easy reach of Diss and Norwich is Hillcrest Court, a unique Grade II listed Victorian former workhouse conversion having been converted approximately thirty years ago comprising a mixture of different types of one, two and three bedroom flats. The development benefits from AMPLE NON-ALLOCATED OFF ROAD PARKING for residents as well as communal lawned gardens on various sides. The apartment itself has been well looked after by the current owners with recently refurbished and replacement windows where needed with some of the large windows now double glazed. Internally the spacious 735 Sq.Ft. (stms) layout offers a TRIPLE ASPECT main reception room flooded with natural light as well as a generous and separate kitchen. There are TWO AMPLE BEDROOMS to the far end as well as a BEAUTIFULLY REFURBISHED bathroom with a large double shower. The apartment is presented in good order and would make a perfect next home for a variety of buyers including FIRST TIME BUYERS.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: N/A

- Ground Floor Apartment
- Impressive, Bright Main Reception Room
- Two Ample Bedrooms
- Renovated Bathroom With Large Shower
- Separate, Spacious Kitchen
- Refurbished and Renovated Windows
- 750 SQFT (stms) Internally
- Communal Gardens & Ground With Un-Allocated Parking

The property is found just outside of the attractive South Norfolk village of Pulham Market which has a hairdressers, convenience store, post office, two public houses, a doctors surgery and primary school. The neighbouring village of Long Stratton offers a wide range of day to day shopping facilities including supermarket, schooling, doctors surgery, dentist, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. The market town of Diss is approximately 7 miles to the South and offers a main line railway station.

SETTING THE SCENE

Hillcrest Court is found just off the the A140. Using the main entrance to the development following the shingled driveway around the side of the building which leads to the rear where further off road parking can be found (un-allocated). The entrance to the apartment is found using the main central lobby turning right and heading out to the communal gardens where a pathway takes you to the communal entrance door on the ground floor. An internal entrance door leads into the apartment.



THE GRAND TOUR

Entering the Apartment via the main entrance door on the ground floor there is a useful entrance lobby which leads through into the hallway with built in storage cupboard and access to all further rooms. To the far end you will find the two bedrooms, one double and one single. The kitchen can be found adjacent with a full range of wall and base level units as well as solid rolled edge worktops over and space for all white goods. There is also integrated double electric oven and grill as well as induction hob and extractor fan. The kitchen benefits from a large window meaning there is plenty of natural light. Next the renovated bathroom can be found which has been completely upgraded in recent years and now offers a large double walk in shower with rainfall shower head, attractive modern tiling, w/c and hand wash basin. The final room is the impressive triple aspect reception space, again flooded with light thanks to the large windows. There is ample space for sitting and dining with the high ceilings a real feature of the room. All of the electric heating has also been upgraded throughout with newly installed modern programable electric radiators.

FIND US

Postcode : IP21 4YJ

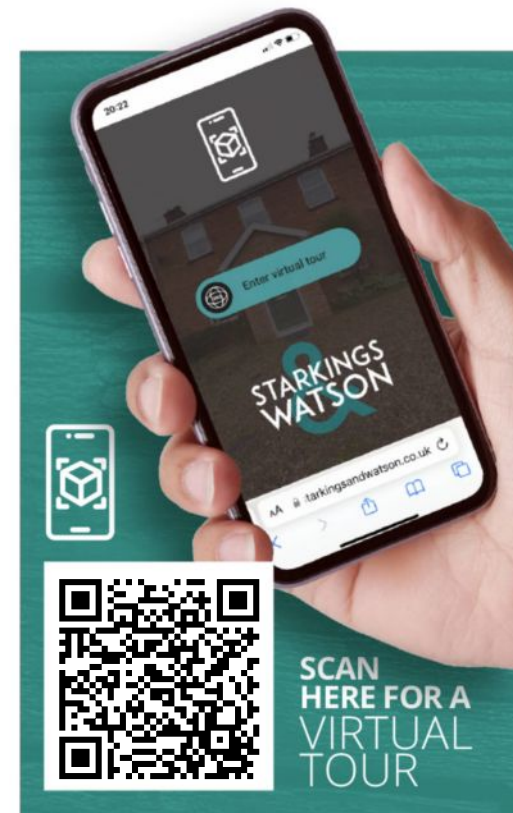
What3Words : ///works.length.worldwide

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Being a leasehold property there is both ground rent and service charge payable. The service charge and buildings insurance totalled £2300 last year with a £50 ground rent. The lease originally reverts off 199 year lease with there being approximately 162 years remaining. The building is Grade II Listed.



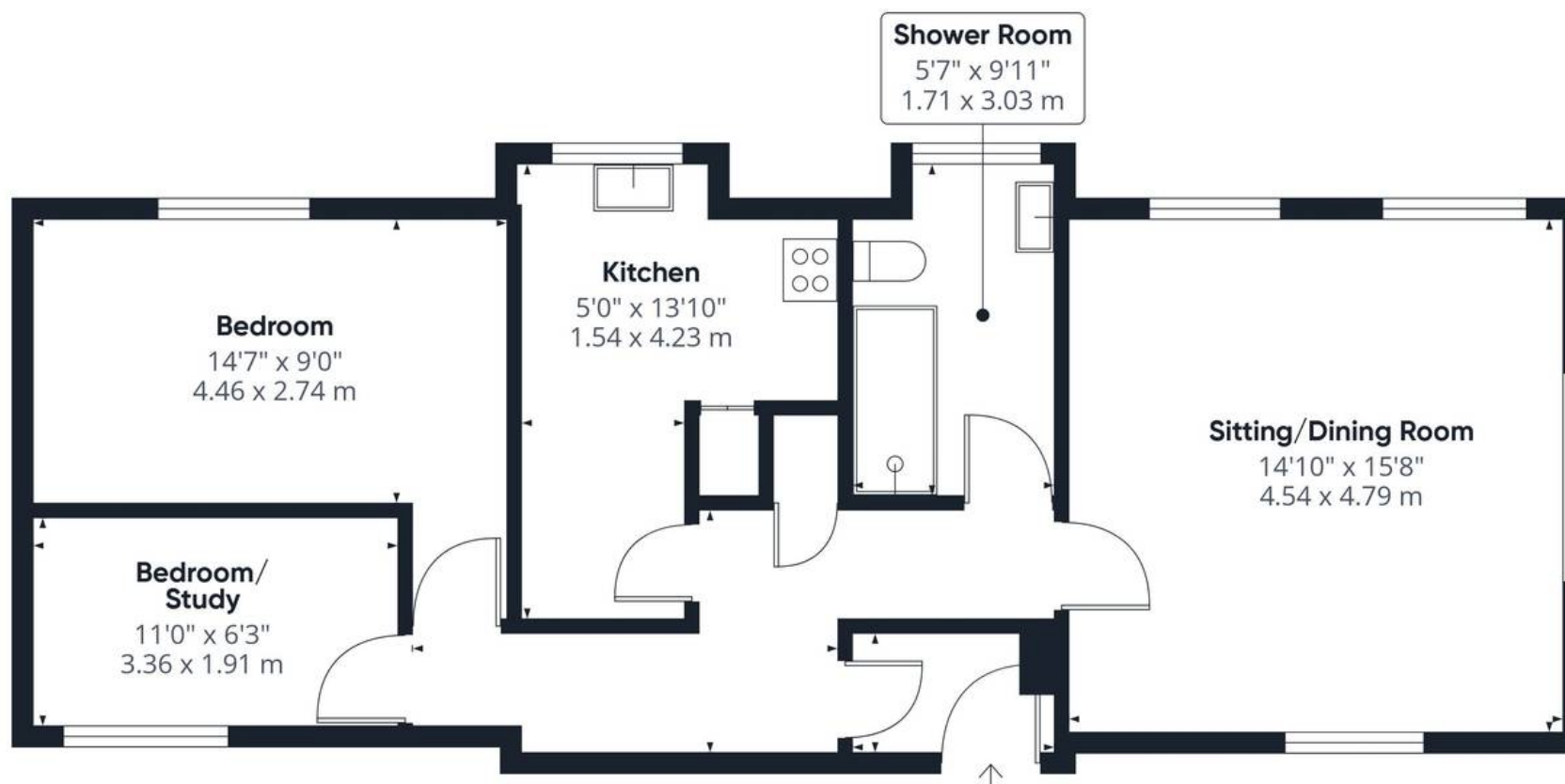




THE GREAT OUTDOORS

Externally there are large communal gardens available to all residents surrounded by the open rural countryside. Communal car parks are found to the front and rear of the main building.





Approximate total area⁽¹⁾

735 ft²
68.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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