



Hillcrest Court Ipswich Road, Pulham Market - IP21 4YJ



Hillcrest Court Ipswich Road

Pulham Market, Diss

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. This beautifully presented FIRST FLOOR ONE BEDROOM APARTMENT offers a perfect blend of classic charm and contemporary comfort. Featuring STUNNING ORIGINAL SOLID WOOD FLOORING, the property boasts a cosy sitting room showcasing picturesque countryside views to the rear, providing a serene backdrop for relaxation. The apartment comprises a comfortable DOUBLE BEDROOM and a stylish shower room, offering a comfortable retreat. The separate kitchen, complemented by a convenient hatch into the sitting room, provides a seamless flow for easy living. The sitting room is filled with character as well as plenty of natural light from the DUAL APSECT.



Furthermore, residents can enjoy the excellent communal grounds and ample parking facilities, catering to both practicality and leisure.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- First Floor Apartment
- Popular Period Conversion
- Beautifully Presented Throughout
- Stunning Original Solid Wood Flooring
- Sitting Room With Countryside Views
- Double Bedroom & Stylish Shower Room
- Separate Kitchen With Hatch Into Sitting Room
- Excellent Communal Grounds & Plenty Of Parking

The attractive South Norfolk village of Pulham Market 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 within the smaller wing to the rear with a door and stairs leading up to the first floor where a door into the apartment can be found on the left as you head up the stairs.

THE GRAND TOUR

Entering the apartment there is a central entrance hallway with original wood floorboards. There is a door into the shower to the left, door to the bedroom to the right and straight ahead is the main reception space. The shower room has been well fitted with a corner shower cubicle and a thermostatic shower head, w/c and hand wash basin. The double bedroom to the right of the hallway also benefits from those stunning floorboards with space for large wardrobes and double bed. The main reception room benefits from exposed timbers, wooden flooring and three windows to a dual aspect allowing plenty of natural light. There is also a very useful serving hatch leading through to the kitchen. The kitchen can be access off the sitting room with a range of base level units and solid rolled edge worktops over. There is an integrated electric oven and hob as well as butler style sink and space for various white goods.

FIND US

Postcode : IP21 4YJ

What3Words : ///ruby.aimed.incursion

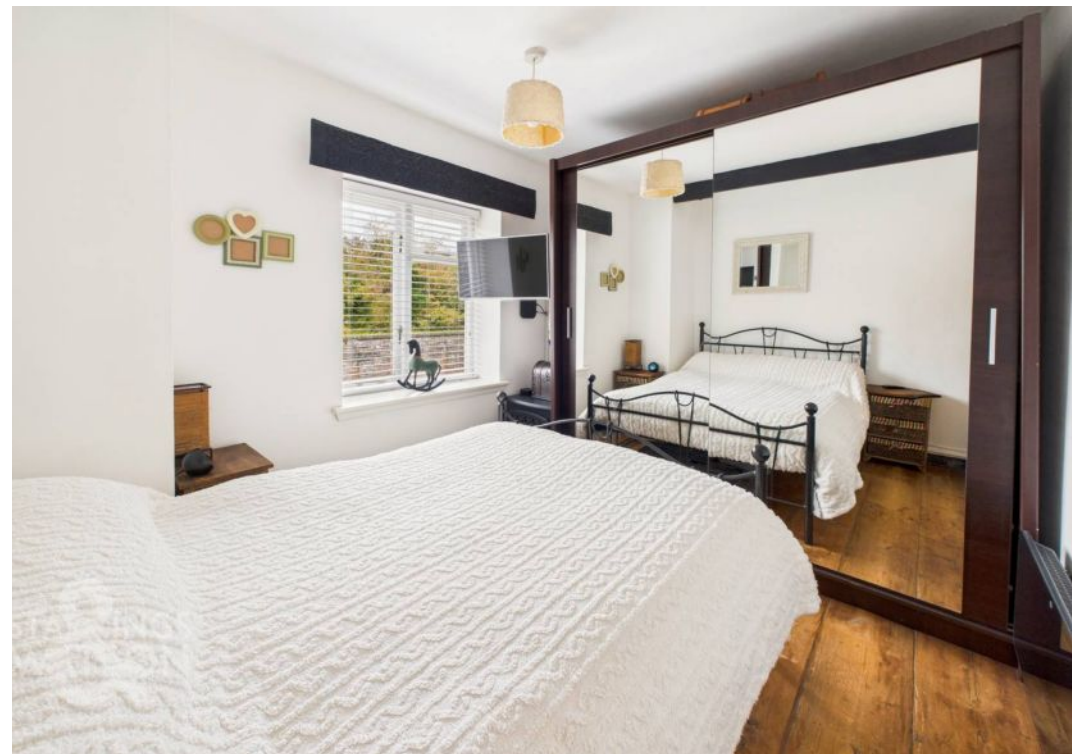
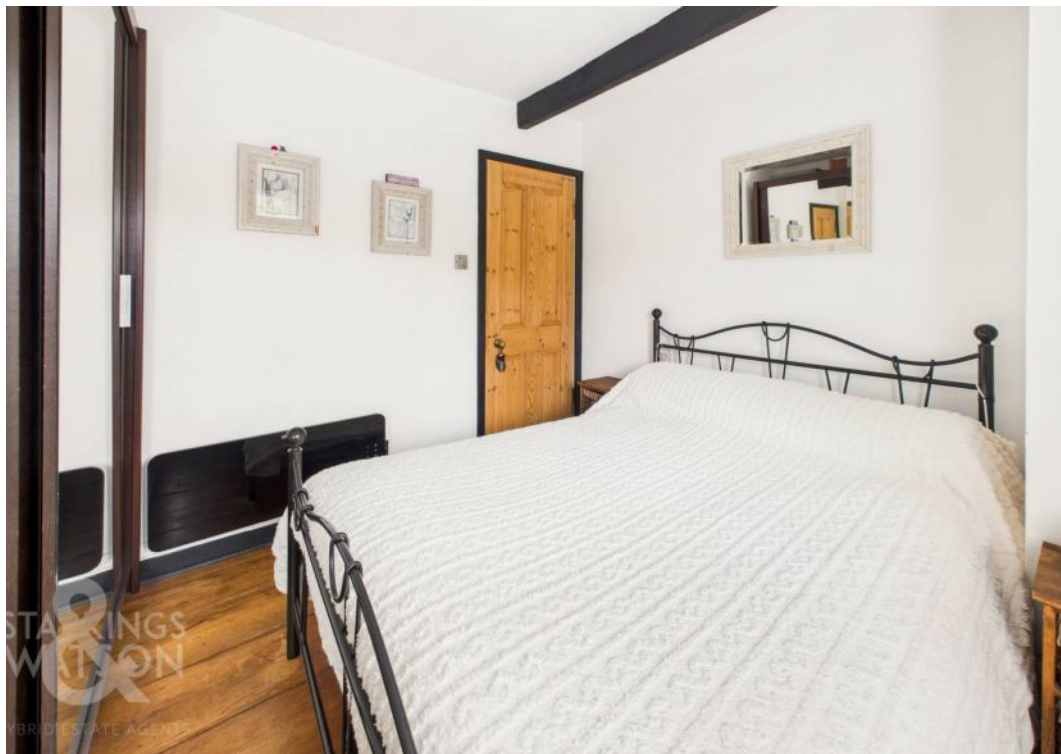
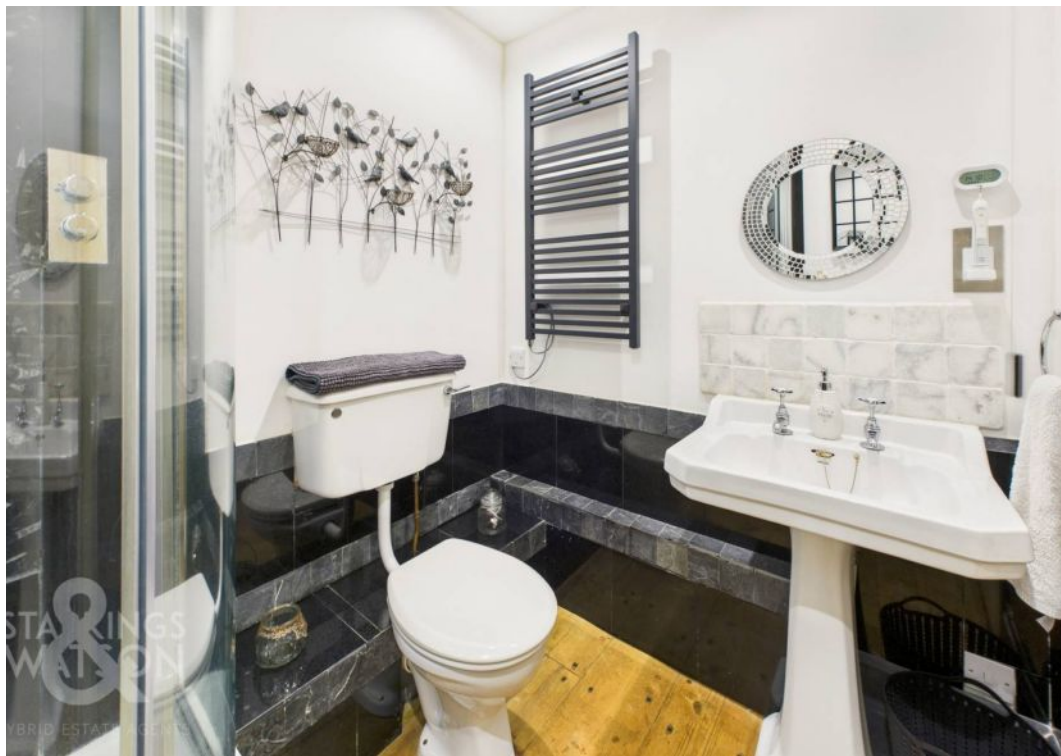
VIRTUAL TOUR

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 is charged at approximately £1600 PA combined with a £50 ground rent PA. The lease originally reverts off 199 year lease with there being approximately 162 years remaining. The building is Grade II Listed.



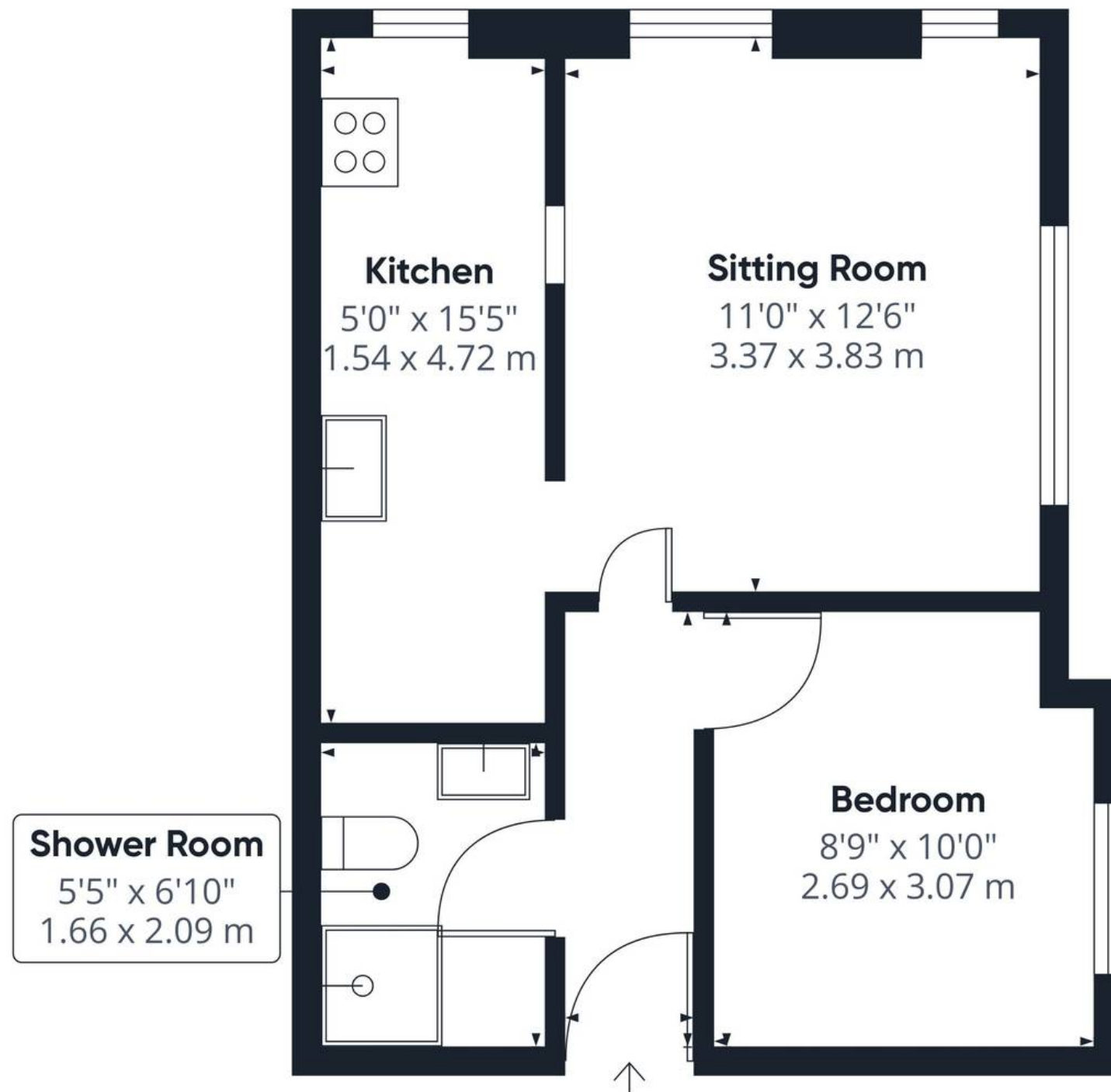




THE GREAT OUTDOORS

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⁾

377 ft²

35 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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