



HILLCREST HOUSE,
NORWICH ROAD HALESWORTH, SUFFOLK. IP19 8HS



Hillcrest is a detached Edwardian residence which has been extended and beautifully updated but the present owner who has retained many original features.

To the front of the property the original verandah provides access, via an original entrance door and side panels to the reception hall with stairs to the first floor and doors to the principal ground floor rooms, four of these rooms have open fireplaces. To the right of the hall is the impressive dining room which also has a connecting door to the well fitted kitchen/breakfast room with bespoke units and fitted appliances to include fridge/freezer, island bar and range style cooker. One of the features of this property is the original walk in pantry which is accessible from the kitchen and has a marble cool shelf and a window to the side, also off the kitchen is the rear porch with access via the back door to the utility area of the garden. To the left of the hall is the lounge with double doors to the front verandah and doors to the beautiful, and large, orangery, a lovely recent addition to this attractive home offering windows and two sets of French doors to the garden. At the rear of the ground floor are the living room overlooking the rear garden and the utility/cloakroom with plumbing for an automatic washing machine and space for a tumble drier, a wc and a wash hand basin.

On the first floor the landing provides access to the master suite which incorporates the bedroom, dressing area and large en suite bathroom, in addition there are three further bedrooms all of which are double rooms, and a family bathroom.

Outside within the side and rear garden are the gym/home office ideal for either of these purposes or perhaps as a studio or play room, and the summerhouse which offers an excellent covered outside space for summer parties and barbecues, the summer house has two sets of glazed double doors to the patio area which also extends to the front and side of the Orangery. The remaining garden is principally lawned and also has a selection of shrubs, the rear and side garden is enclosed and both child and pet friendly. By the back door is the rear utility area which is mainly paved and has space for bin storage and doors to the three useful outbuildings, the boiler room, the store and the outside wc, there is also a returning gate to the front garden.

SERVICES: MAINS WATER, ELECTRICITY, GAS AND DRAINAGE.

LOCAL AUTHORITY: WAVENEY DISTRICT COUNCIL, 4 CANNING ROAD, LOWESTOFT. NR33 0EQ. TEL 01502 562111

COUNCIL TAX BAND: AS AT MAY 2018 THIS PROPERTY IS IN COUNCIL TAX BAND F
VIEWING: STRICTLY BY APPOINTMENT WITH THE VENDORS' AGENTS ON 01986 872553 OR BY E-MAIL TO HALESWORTH@DURRANTS.COM

DIRECTIONS: FROM HALESWORTH TAKE NORWEICH ROAD OUT OF THE TOWN, CONTINUE PAST THE POLICE STATION WHICH WILL BE FOUND ON THE RIGHT HAND SIDE, HILLCREST WILL THEN BE FOUND ON THE LEFT HAND SIDE JUST BEFORE OLD STATION ROAD.



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FLOOR PLAN



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