



Hillcrest Court Ipswich Road, Pulham Market - IP21 4YJ





## Hillcrest Court Ipswich Road

Pulham Market, Diss

NO CHAIN! 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 is found to the rear of the development in a QUIET AND TUCKED AWAY POSITION and has been BEAUTIFULLY RENOVATED BY THE CURRENT OWNER. This exceptional first-floor apartment is offered with no chain ahead and boasts around 750 sq.ft internally (stms). You will find a welcoming entrance hallway with storage and a newly fitted oak floor running throughout as well as a new MODERN KITCHEN, NEW FAMILY BATHROOM, 16' sitting/dining room with a sunny dual aspect and TWO LARGE DOUBLE BEDROOMS. The apartment is certainly ready to be moved straight into and would make an ideal first time purchase.





Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- No Chain!
- First Floor Apartment
- Beautifully Renovated Throughout
- Around 750 SQFT Internally (stms)
- Newly Fitted Kitchen/Breakfast Room
- 16' Sitting/Dining Room
- Two Double Bedrooms & Modern Family Bathroom
- Plenty Of Off Road 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 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.

## THE GRAND TOUR

Entering the apartment via the first floor communal entrance there is a door into the hallway entrance with an attractive wood floor running throughout the space. There is a door to the left to the family bathroom which offers a bath with shower over, w/c and hand wash basin all presented in good order. The main hallway offers built in storage as well as access to all other rooms. The newly fitted kitchen/breakfast room offers a range of wall and base level units with rolled edge worktops over as well as integrated electric oven and hob with extractor fan. There is an integrated fridge and freezer as well as space for a washing machine and a small dining table. There are then two ample bedrooms both of which are doubles. The main 16' reception space can then be found to the end of the hallway with a sunny dual aspect, the same attractive wood flooring and plenty of space for soft furnishings.

## FIND US

Postcode : IP21 4YJ

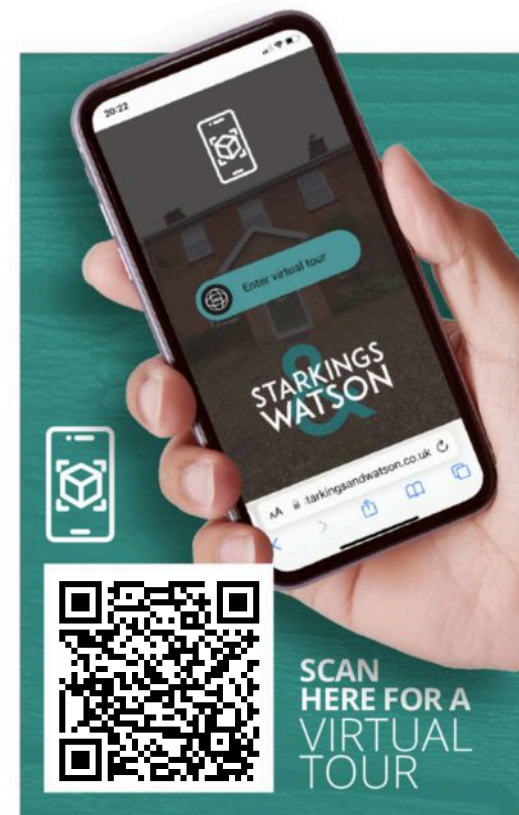
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## VIRTUAL TOUR

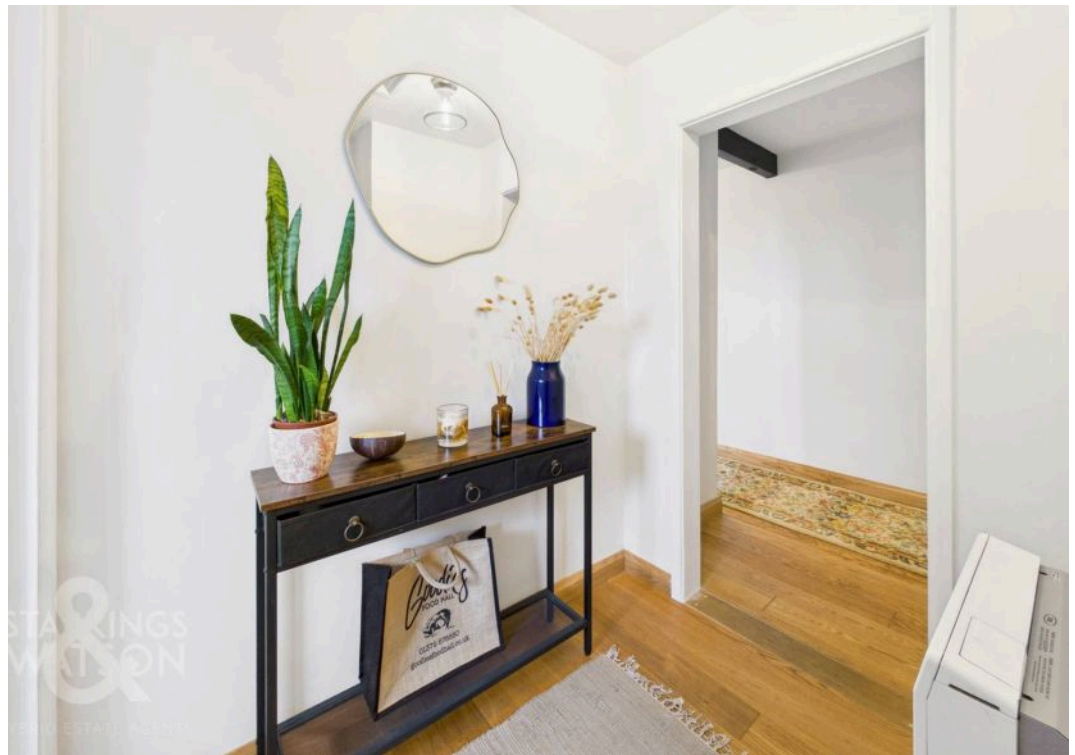
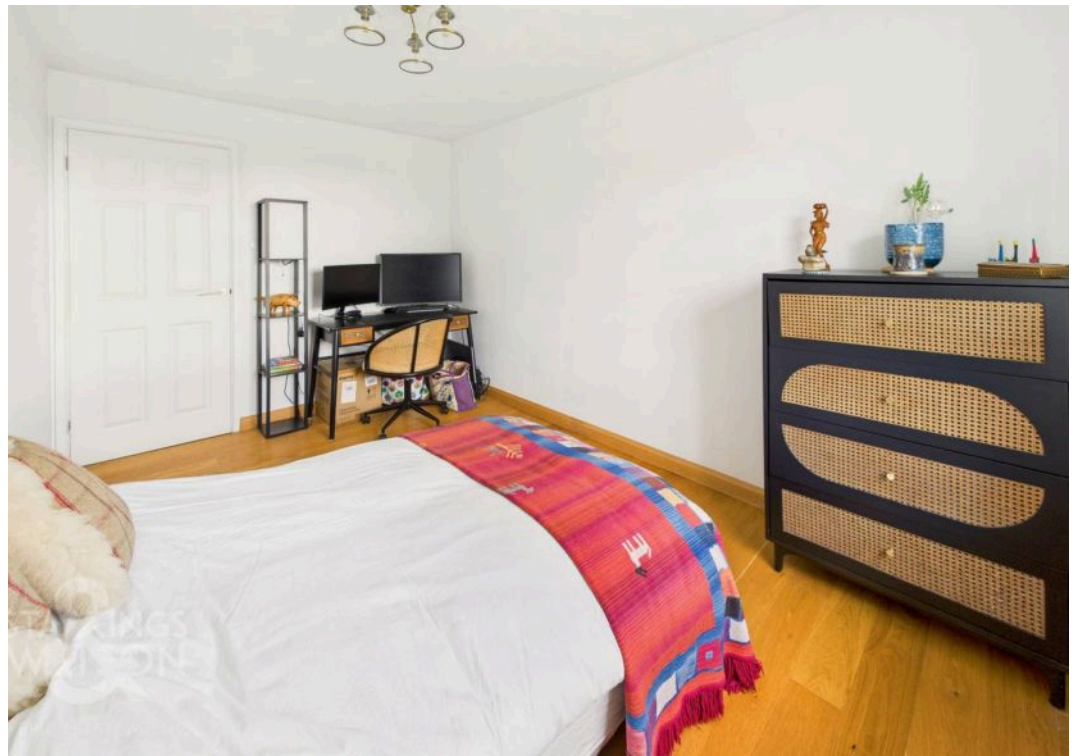
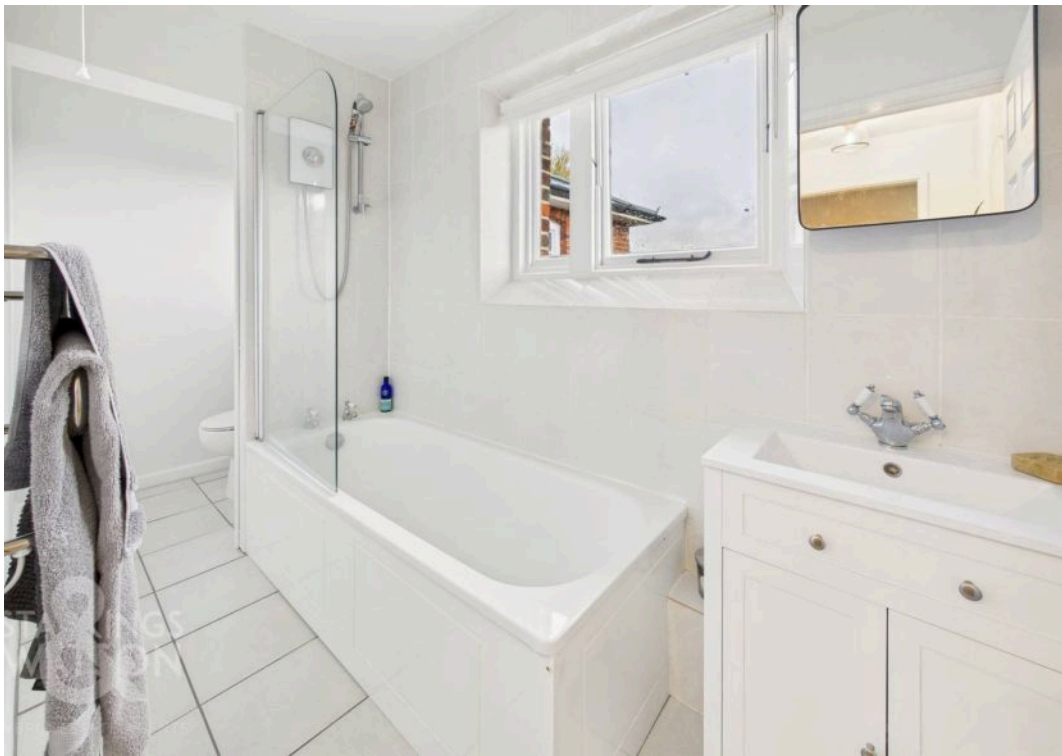
View our virtual tour for a full 360 degree of the interior of the property.

## 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<sup>(1)</sup>**

745 ft<sup>2</sup>

69.2 m<sup>2</sup>

(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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.