



Hilling Gardens | Palgrave | IP22 1FD  
Guide Price £265,000

twgaze



# Hilling Gardens | Palgrave | IP22 1FD Guide Price £265,000

An immaculately presented two double bedroom home, built in 2019 by a well-regarded local builder, forming part of an exclusive cul-de-sac in the sought-after village of Palgrave. Offering bright and modern open-plan living, a landscaped rear garden, and private driveway parking, the property is ideally positioned just one mile from Diss with its mainline rail links to London.

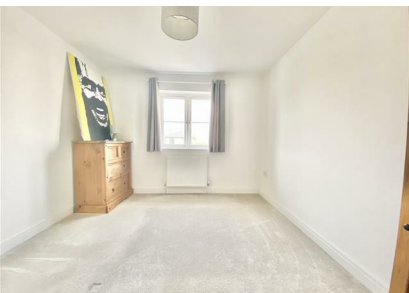
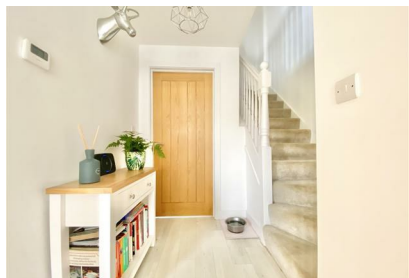
- Immaculately presented throughout
- Built in 2019 by a well-regarded local builder Danny Ward
- Two double bedrooms
- Modern kitchen with integrated appliances
- \*This property is also available with 75% equity at £198,750
- Ground floor cloakroom
- Bright open-plan living/dining room
- Landscaped rear garden
- **\*\*NO ONWARD CHAIN\*\***

## Location

The village of Palgrave offers a charming and well-regarded setting, centred around its picturesque Green, complete with a pond, primary school and parish church, which together create an attractive and traditional focal point within the community. Approximately one mile to the north lies the thriving South Norfolk market town of Diss, situated on the Norfolk/Suffolk border. Diss provides an excellent range of independent specialist shops and businesses, alongside three national supermarkets catering for everyday needs. The town is well served by highly regarded schools, a variety of sporting and leisure facilities, and a broad calendar of social activities. For commuters, Diss railway station offers direct services on the Norwich to London Liverpool Street mainline, with journey times to London of approximately 90 minutes. The Cathedral City and regional hub of Norwich lies approximately 25 miles to the north, offering extensive cultural, retail and business amenities.







## The Property

This immaculately presented two-bedroom home was constructed in 2019 by the well-regarded local builder Danny Ward and forms part of an exclusive and thoughtfully designed cul-de-sac of high-quality properties.

Upon entering the property, a spacious and welcoming entrance hall immediately sets the tone, offering a bright and airy introduction to the home. From here, access is provided to a convenient ground floor cloakroom and a contemporary kitchen, which is well-appointed with a range of fitted appliances and designed to maximise both space and practicality. The hallway continues through to a generous open-plan living and dining room, a particularly impressive space filled with natural light and ideal for both everyday living and entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces. Stairs rise to the first floor landing, where two well-proportioned double bedrooms can be found, one of which benefits from a dual aspect, enhancing the sense of light and space. The accommodation is completed by a modern family bathroom, fitted with a white suite comprising a low-level WC, wash basin and panelled bath with shower over. Overall, the property is presented in 'as new' condition, reflecting careful ownership and a high standard of finish throughout.

## Outside

To the front of the property, a private driveway provides off-road parking for two vehicles. A pedestrian gate to the side leads through to the rear garden. The rear garden has been thoughtfully landscaped by the current owner and features a generous sandstone patio area, ideally positioned to be accessed directly from the living room—perfect for outdoor dining and entertaining. The remainder of the garden is predominantly laid to lawn, complemented by well-stocked borders with a variety of shrubs and young trees, creating an attractive and private outdoor space.

Agents Note: This property is also available with 75% equity at £198,750.

Services: Mains electricity, gas, water and drainage. Solar panels installed.

Council Tax: Band B

How to Get There: What3words: /// ///pays.status.occupiers

Viewing: Strictly by appointment with TW Gaze.

Tenure: Freehold

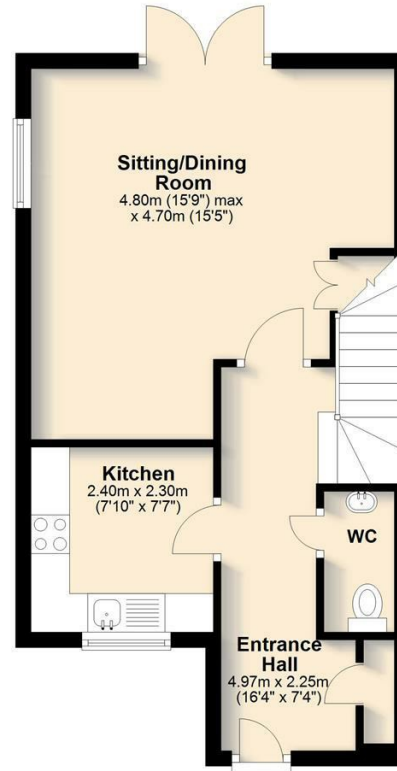
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20153

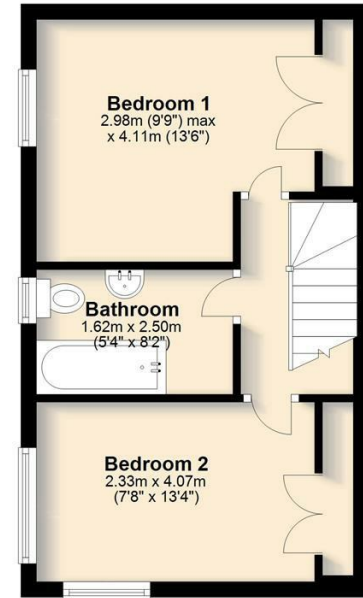


| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | <b>81</b>                                                                                                   | <b>83</b> |
| England & Wales                             | EU Directive 2002/91/EC  |           |



### Ground Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



### First Floor

Approx. 29.2 sq. metres (314.4 sq. feet)

Total area: approx. 66.6 sq. metres (717.0 sq. feet)

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