



Hillcrest, Gillingham, Eye

Guide Price £275,000 Freehold

Energy Efficiency Rating : F

- ✓ No Chain!
- ✓ Semi-Detached Home
- ✓ Fantastic Extension Potential (stp)
- ✓ Impressive Gardens Front, Side & Rear
- ✓ Two Main Receptions
- ✓ Two Double Bedrooms
- ✓ Re-Fitted Family Bathroom
- ✓ Popular Village Location

To arrange an accompanied viewing please call our Diss Office on 01379 450950

**STARKINGS
&
WATSON**



NO CHAIN. This SEMI-DETACHED home located within the POPULAR VILLAGE of GISLINGHAM offers purchasers a FANTASTIC OPPORTUNITY to acquire a solid home with HUGE EXTENSION POTENTIAL to the side and rear (stp). The property itself offers a generous reception room with separate kitchen/dining room to the rear. On the first floor there are TWO GENEROUS DOUBLE BEDROOMS and a re-fitted bathroom. Externally, you will find EXTENSIVE GARDENS to front, side and rear - mainly laid to lawn with obvious potential to extend to the side/rear if required and subject to planning. The property benefits from uPVC double glazing but currently has no central heating. The property is a great BLANK CANVAS and potential project and is located within a popular and sought after North Suffolk Village.

LOCATION

Located ten miles to the south of Diss and within the popular village of Gislingham, which is found on the north Suffolk borders. The village has proved to be a desirable location over the years, having a strong and active local community with good amenities by way of having a village shop, public house, excellent schooling, church and village hall. The property is also within the Hartismere school catchment area. An extensive and diverse range of many day to day amenities and facilities can be found within the market town of Diss lying some ten miles to the north along the A140 and found within the beautiful countryside surrounding the Waveney valley. The town has the benefit of a mainline railway station with regular/direct services to London Liverpool

Street and Norwich.

DIRECTIONS

You may wish to use your Sat-Nav (IP23 8HR), but to help you...Proceed west from Diss, along the A1066 until reaching the roundabout at the A140, taking the third exit right south along the dual carriageway until the next roundabout proceeding straight over continuing south along the A140. Continue past Yaxley and on coming into Stoke Ash take the turning right onto Work House Road by the White Horse public house. Continue along the road and take the first available turning right in Thornham Magna onto The Street. Continue north through Thornham Magna looking for the first proper available turning left onto Thornham Road signposted to Gislingham. Continue into the village of Gislingham forking left where you will find Hillcrest and the property on the right hand side indicated by our 'for sale' board.

With on road parking to the front, leading to a large front lawned garden with mature hedging and pathway leading to main entrance door.

Composite entrance door to:

ENTRANCE HALL

Wood flooring, electric fuse box, stairs to first floor landing, smooth ceiling, door to:

SITTING ROOM

13' 5" x 11' 9" (4.09m x 3.58m) Feature fire place, wood flooring, uPVC double glazed window to front, television and telephone points, smooth ceiling, door to:

KITCHEN/DINING ROOM

16' 8" x 9' 8" (5.08m x 2.95m) Fitted range of wall and base level units with solid wood work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and extractor fan over, built-in eye level electric double oven, space for fridge/freezer, space for dishwasher, space for washing machine, space for dining table, wood effect flooring, uPVC double glazed window to side, uPVC double glazed window to rear x2, uPVC double glazed door to rear, smooth ceiling with recessed spotlights.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to side, smooth ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

13' 5" x 10' 9" (4.09m x 3.28m) Feature fire place, fitted carpet, uPVC double glazed window to front, built-in storage cupboard, smooth ceiling.

DOUBLE BEDROOM

10' 9" x 10' 1" (3.28m x 3.07m) Fitted carpet, uPVC double glazed window to rear, smooth ceiling.

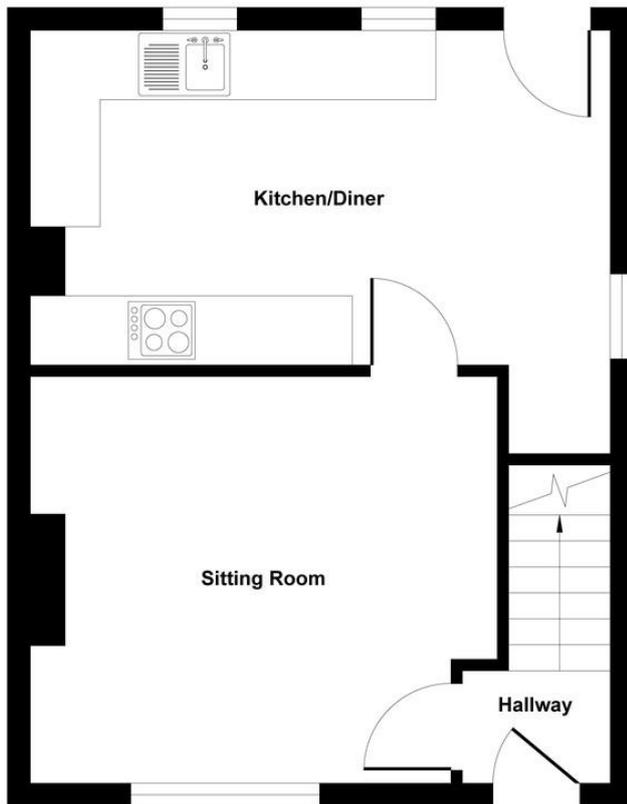
FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shaped panelled bath with mixer tap, electric shower and glazed shower screen, tiled walls, wall mounted vanity mirror with lighting, extractor fan, tiled flooring, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlights.

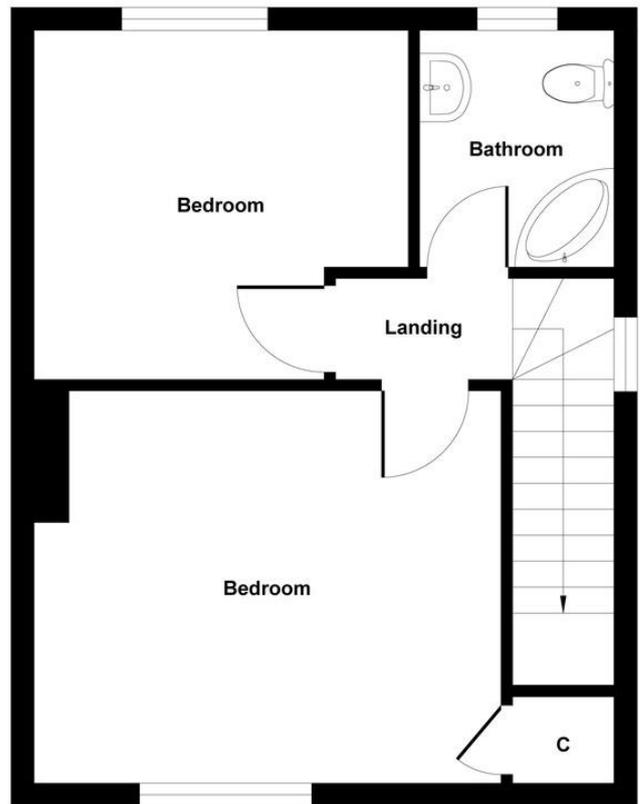
OUTSIDE

Accessed by door in the kitchen onto a large side and rear garden with obvious potential to extend if desired (stp). The garden is laid to lawn with patio area and brick built outhouse with w/c.





Ground Floor
 Approximate Floor Area
 362 sq. ft
 (33.63 sq. m)



First Floor
 Approximate Floor Area
 362 sq. ft
 (33.63 sq. m)

Approx. Gross Internal Floor Area 724 sq. ft / 67.26 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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