



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 in the other direction is Hillcrest Court, a unique Grade II listed Victorian former workhouse conversion having been converted approximately thirty years ago. The development benefits from plenty of non allocated off road parking as well as communal lawned gardens on various sides. Internally, this RECENTLY RENOVATED 1st FLOOR apartment offers SPACIOUS ACCOMMODATION extending to approximately 1000 SQFT (stms) with TWO DOUBLE BEDROOMS, a NEWLY RENOVATED bathroom and high spec KITCHEN as well as separate IMPRESSIVE SITTING room with SOUND PROOFING. You will also find new, heating systems, new electrics, new carpets and secondary glazing throughout meaning the property is presented in EXCELLENT ORDER and ready to be moved straight into.

Council Tax band: A

Tenure: Leasehold

- Sought After Grade II Listed Building
- Spacious 1000 SQFT (stms) Accommodation
- Impressive Main Sitting Room With Sound Insulation
- Brand New High Spec Kitchen
- Equally Well Finished Bathroom
- Two Double Bedrooms
- Plenty Off Parking & Communal Gardens
- Great Access for Diss & Train Line



The property is located within the South Norfolk village of Pulham Market. Various amenities are within walking distance, including the hairdressers, 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 12 miles to the South and offers a main line railway station.

#### SETTING THE SCENE

The property and development are approached off the A140 with the benefit of good provision of 'first come first served' off-road parking spaces for residents and visitors. The main communal entrance to the building can be found to the front with access to all further apartments. The property in question is found on the first floor.

#### THE GRAND TOUR

Entering via the newly installed main entrance door to the front you will find a welcoming entrance porch with built in storage cupboard as well as plenty of space for coats and shoes. This in turn leads through to the inner hallway with a study area to the left and access to all further rooms beyond as well as further fitted storage. The first room to the right is the main sitting room, an impressive space with window to the front which benefits from secondary glazing as do all the windows in the apartment. The sitting room offers a newly fitted carpet as well as sound proofing to ceiling and party wall.





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Heading down the hallway there is a generous double bedroom with the brand newly fitted kitchen adjacent. The kitchen features a range of modern wall and base level units with squared edge worktops over as well as integrated electric oven and hob with extractor fan over as well as fridge/freezer and washing machine. The next room down the hallway is the newly installed bathroom which offers a double door shower, wide vanity unit with storage, further vanity storage and a w/c as well as aqua boarding. The final room to the rear is the second double bedroom with a dual aspect.

### FIND US

Postcode : IP21 4YJ

What3Words : surface.munch.oddly

### VIRTUAL TOUR

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

### AGENTS NOTE

Being a leasehold property there is both ground rent and service charge payable. We understand the ground rent is £50 per annum and the service charge is £1600,00 per annum and the buildings insurance is £600,00 per annum. The lease originally reverts off 199 year lease with there being approximately 163 years remaining. The building is Grade II Listed.

**STARKINGS  
& WATSON**

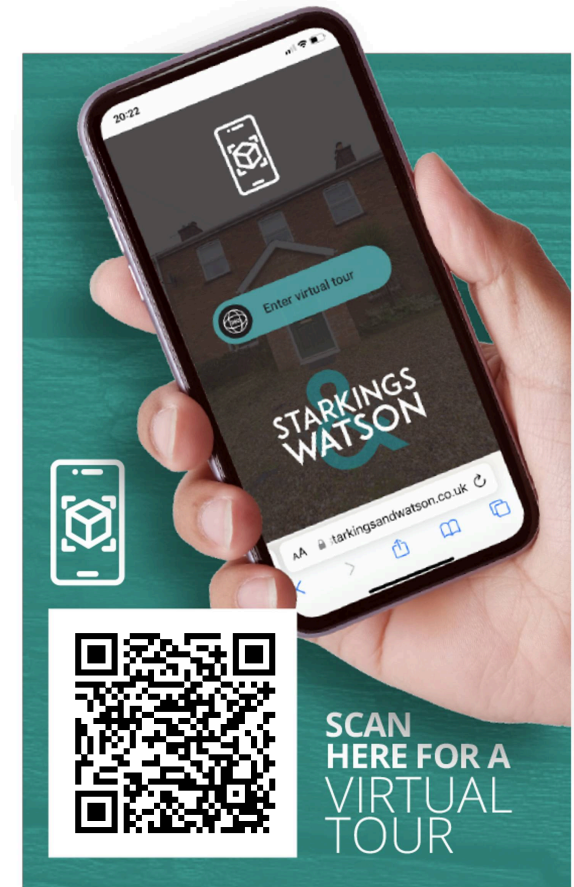
HYBRID ESTATE AGENTS

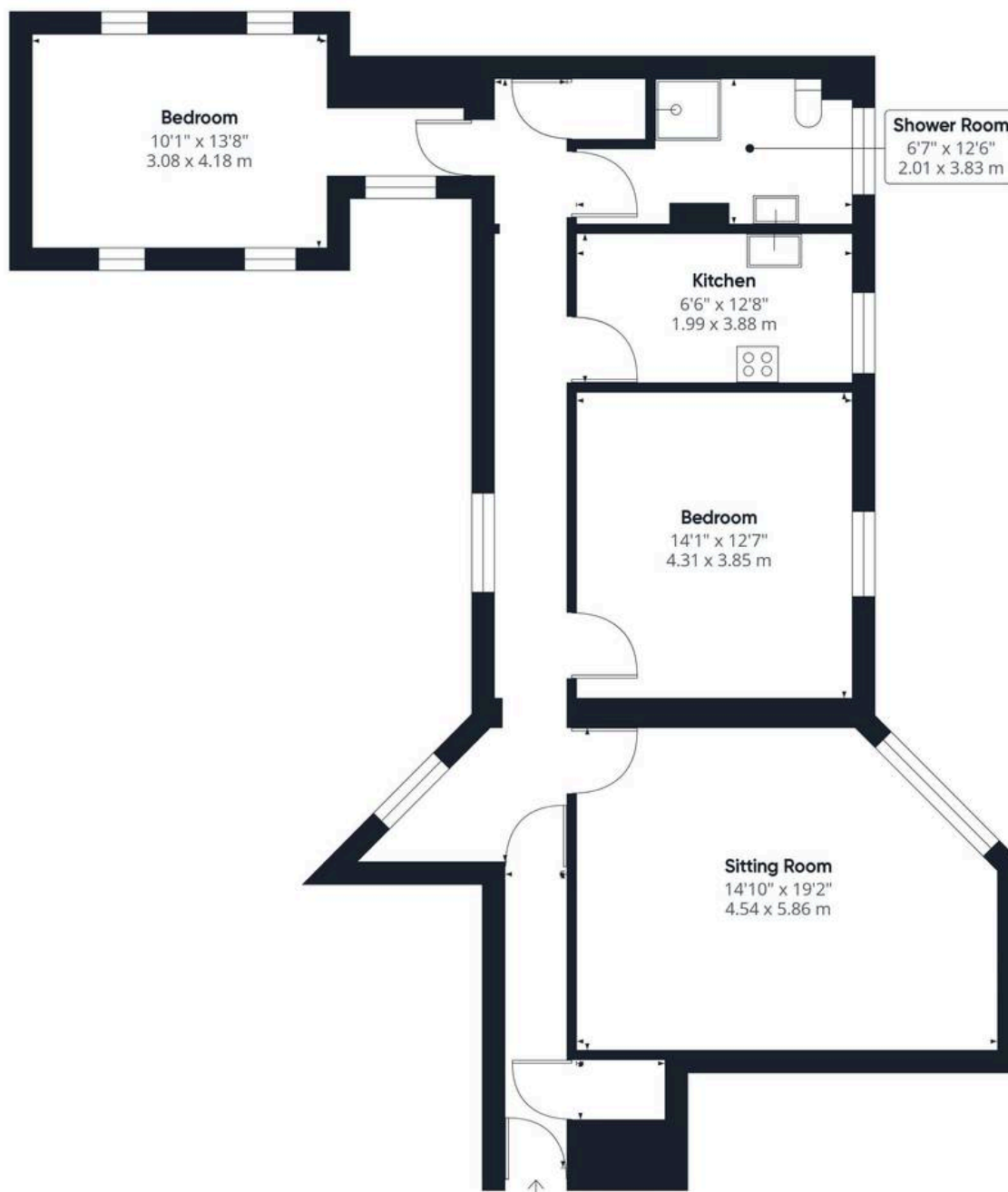




## THE GREAT OUTDOORS

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>**

977.14 ft<sup>2</sup>  
90.78 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**



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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.