



Hillcrest, Gislingham - IP23 8HR



Hillcrest

Gislingham, Eye

NO CHAIN. Sitting with an ELEVATED POSITION this SEMI-DETACHED HOUSE offers a wealth of OFF ROAD PARKING to the front and side of the home with a GENEROUS REAR GARDEN currently boasting multiple external storage spaces. Internally, the main living space comes in the form of a FREE-FLOWING and OPEN PLAN space comprising the sitting room with WOOD BURNER leading seamlessly into a 15' KITCHEN/DINING ROOM which leads to a large CONSERVATORY overlooking the rear garden. Off from the kitchen also sits a large FAMILY BATHROOM SUITE with separate WC. From the landing THREE BEDROOMS can be accessed with two being well proportioned double rooms.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain
- Semi-Detached House
- Open Plan Ground Floor Living Space
- 15' Kitchen/Dining Room Leading To Conservatory
- Three Bedrooms
- Generous Family Bathroom Suite
- Garden With Ample External Storage
- Large Sweeping Driveway

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 and 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.



THE GRAND TOUR

Once inside, and heading through the entrance lobby, the sitting room is the first place to greet you laid with hard wearing wood effect flooring in a herringbone pattern fronted by a large uPVC double glazed window allowing natural light to fill the room. The large open floor space here is conducive to potential layout of soft furnishings with recess built under the stairs for further storage capabilities. The current owners have fitted a cast iron wood burning fire within the fireplace with a tiled hearth ideal for those cosier evenings. Towards the rear of the room the free flowing design leads you into a 15' kitchen and dining room complete with a multitude of wall and base mounted storage units wrapped around square edge work surfaces with space remaining and plumbing for multiple freestanding appliances such as an oven and hob, washing machine and dishwasher. The floor space then opens to leave more than enough room for a formal dining table with further storage built within the recesses either side of the former second chimney breast. Towards the rear of the property a generously sized three piece family bathroom suite opens with wall mounted heated towel rail plus sink and vanity unit with a predominantly tiled surround featuring a rainfall shower head and glass screen mounted over the bath. Through a door at the very rear of the property the two piece WC can be found with low level radiator and frosted glass window to the outside. Also accessed from the kitchen is a versatile conservatory space lined with tiled flooring - the space currently functions as an additional storage area however can easily become a main access point or further reception/living space if desired.

Off from the first floor landing all three bedrooms can be found with the smallest coming directly ahead, currently functioning as a single bedroom and overlooking the rear garden laid with carpeted flooring. Two further double bedrooms can then be found, one towards the rear of the home and the slightly larger towards the very front, both of which being more than capable of hosting double beds with further storage solutions with the room at the front coming with the added benefits of built in wall to wall wardrobes and handy over the stair storage cupboard.

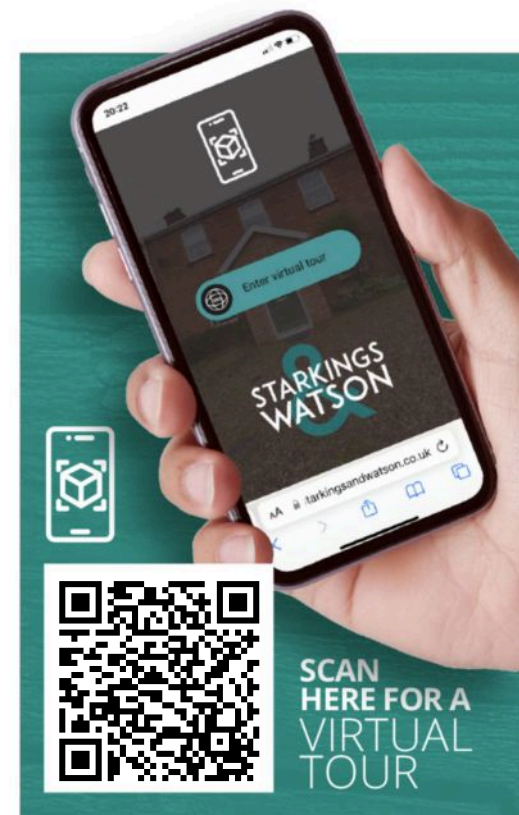
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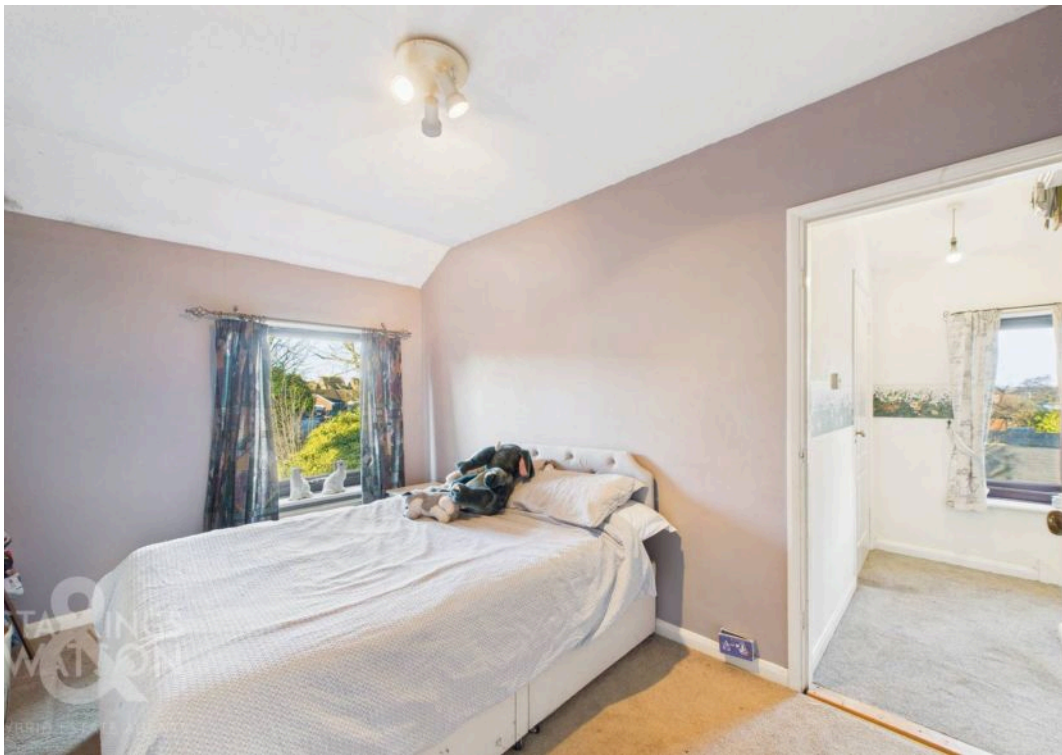
Postcode : IP23 8HR

What3Words : ///crumples.rainy.stem

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is predominantly laid to lawn and closed to both sides and the rear with timber panel fencing. The garden currently offers a multitude of storage spaces with a mixture of timber and prefab storage, with open lawn space and mature trees giving vibrancy to the outside space and a multitude of potential options of usage.





Floor 1

Approximate total area⁽¹⁾

913 ft²

84.8 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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