



9 Hilling Gardens, Palgrave

Minors & Brady



9 Hilling Gardens

Palgrave, Diss

Enjoying a peaceful position within the sought-after village of Palgrave, this delightful detached home offers the essence of Suffolk village living, where countryside walks, riverside surroundings and a strong sense of community come together to create an exceptional place to call home. Occupying a generous plot on the southern banks of the River Waveney, the property is beautifully presented throughout, featuring characterful Victorian-inspired interiors, light-filled accommodation and a landscaped garden designed for relaxing and entertaining. Further enhanced by a detached office and snug, providing valuable flexibility for modern lifestyles, this is a home that delivers comfort, charm and versatility in equal measure, all within one of North Suffolk's most desirable settings.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.



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- Detached village residence occupying a generous plot within a peaceful cul-de-sac setting
- Situated in the sought-after Suffolk village of Palgrave, close to the River Waveney and surrounding countryside
- Elegant interiors influenced by Victorian styling, featuring heritage colour palettes and characterful detailing
- Large dual-aspect sitting room centred around a wood-burning stove and bay window
- Open-plan kitchen and dining room with direct access to the garden through sliding doors
- Contemporary kitchen fitted with navy cabinetry and recently updated quartz work surfaces
- Three well-proportioned bedrooms, including two doubles with fitted wardrobes
- Beautifully landscaped rear garden with Indian sandstone terrace, pergola and established planting
- Detached fully insulated office and snug with vaulted ceiling, sash window and multi-fuel stove
- Desirable location offering easy access to amenities, well-regarded schools including Hartismere, scenic countryside walks along the River Waveney, and excellent transport links in Diss





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The Location

Hilling Gardens is situated within the highly regarded village of Palgrave, offering convenient access to a wide range of local amenities, attractive countryside, and excellent transport connections. The location is well suited to families, professionals, and retirees seeking a village setting whilst remaining close to the facilities of nearby market towns.

A variety of everyday amenities can be found just a short distance away in neighbouring Diss, including supermarkets, independent shops, cafés, restaurants, healthcare facilities, and leisure amenities. The village itself benefits from a strong sense of community and easy access to local green spaces, making it an attractive place to call home.

The area is particularly appealing to families, with access to well-regarded schooling including Palgrave Church of England Primary School, various schools in Diss and the highly sought-after Hartismere School in nearby Eye. A range of additional educational facilities can also be found within the surrounding towns and villages.



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Surrounded by beautiful Suffolk countryside, residents can enjoy numerous walking and cycling routes, including riverside walks along the picturesque River Waveney and access to nearby parks, open spaces, and nature areas. These attractive surroundings provide excellent opportunities for outdoor recreation and relaxation throughout the year.

Palgrave benefits from excellent transport links, with Diss railway station located nearby offering regular direct services to Norwich, Ipswich, Cambridge, and London Liverpool Street. Road connections via the A140 and A143 provide convenient access to Eye, Bury St Edmunds, Norwich, Ipswich, and the wider Suffolk and Norfolk region.

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Positioned on a generous plot within a peaceful cul-de-sac in the sought-after Suffolk village of Palgrave, on the southern bank of the River Waveney, this beautifully presented residence offers an enviable village lifestyle defined by privacy, charm and thoughtful design.

From the moment of arrival, the property exudes a welcoming presence, with its attractive frontage framed by neatly maintained hedging, ornamental trees and established planting. A paved driveway provides ample off-road parking and leads to a detached garage, now expertly converted into a highly versatile office and snug, while a pathway guides visitors towards the front entrance through an attractive setting that immediately feels inviting.



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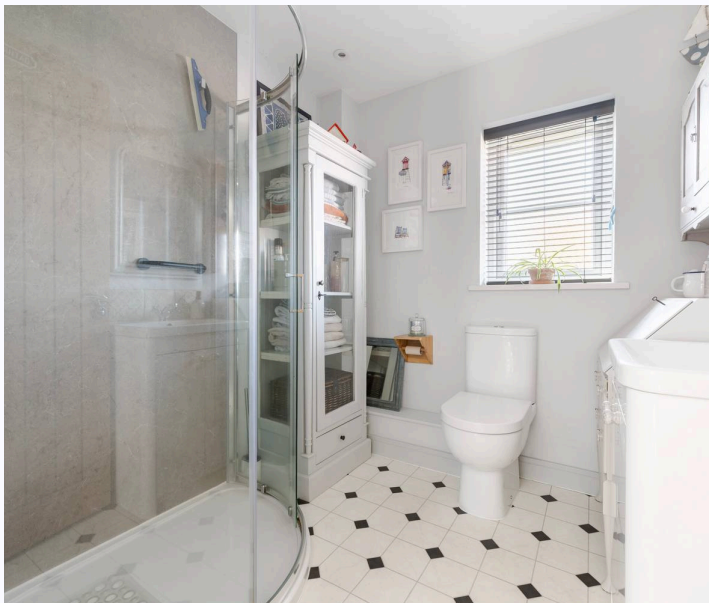
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Stepping inside, a bright and airy entrance hall creates an impressive first impression. Light flows throughout the space, while a striking staircase wall, enhanced by elegant panelling in a rich deep-blue hue, introduces the refined decorative style that continues across the home. Carefully curated interiors draw inspiration from Victorian design, featuring heritage colours, characterful wallpapers and subtle cottage influences that lend warmth, individuality and a sense of enduring quality.

The principal reception room occupies a prominent position at the front of the house and provides a wonderfully comfortable setting for both everyday living and entertaining. Generous proportions are enhanced by a dual-aspect layout, including a charming bay window that floods the room with natural light. At its centre, a wood-burning stove serves as a captivating focal point, creating an inviting atmosphere during cooler months and providing the perfect backdrop for relaxed evenings with family and friends.

At the heart of the home, the kitchen and dining room has been designed with modern family life in mind. Spacious and sociable, this impressive room enjoys a close connection with the garden through wide sliding doors that open directly onto the terrace, encouraging effortless indoor-outdoor living throughout the warmer seasons. Whether hosting summer gatherings, family celebrations or informal dinners, the space lends itself beautifully to entertaining.



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The kitchen is both stylish and practical, featuring navy cabinetry complemented by recently updated quartz work surfaces. An integrated oven and hob with extractor above, a one-and-a-half bowl sink and drainer, and dedicated space for a fridge freezer ensure functionality sits comfortably alongside aesthetics. Every detail has been thoughtfully considered, creating a workspace that is equally suited to everyday cooking and more ambitious culinary pursuits.

Adjacent to the kitchen, a separate utility room provides additional cabinetry, laundry facilities and valuable storage, keeping the main living areas organised while enhancing the practicality of the overall layout.

Ascending to the first floor, the spacious landing offers useful storage opportunities and access to three beautifully presented bedrooms. Decorated in soft, calming tones, each room has been designed to provide comfort and privacy. Two of the bedrooms are generous doubles and benefit from built-in wardrobes, while the third offers excellent flexibility as a child's bedroom, nursery, dressing room or playroom.

Serving the bedrooms is a contemporary family shower room, fitted with a three-piece suite comprising a large enclosed shower, hand wash basin and WC. Finished with tiled flooring and clean, understated styling, the room provides a fresh and elegant space for daily routines.







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Outside, the rear garden has been thoughtfully landscaped to create a private and beautifully established setting. An expansive Indian sandstone terrace provides the ideal backdrop for al fresco dining, outdoor entertaining and relaxed afternoons in the sunshine. Beneath a substantial metal pergola, a sheltered seating area offers a natural focal point for gatherings throughout the year, while the well-maintained lawn is framed by carefully chosen planting that introduces colour, texture and seasonal interest.

A timber summerhouse adds further versatility, serving equally well as a peaceful retreat, hobby space or additional storage. Every element of the garden has been designed to encourage enjoyment of the outdoors, creating an idyllic extension of the living accommodation.

Particularly deserving of note is the detached office and snug, converted from the original garage and finished to an exceptional standard. Fully insulated for year-round use, it provides an inspiring environment for home working, creative pursuits or simply escaping the pace of daily life. Double doors open directly onto the garden, while a vaulted ceiling introduces a remarkable sense of volume and character. A large sash window allows natural light to pour into the room, creating a bright and uplifting atmosphere. During the winter months, a striking red enamel cast-iron multi-fuel stove transforms the space into a cosy retreat, making it equally appealing as a home office, studio, reading room or additional reception area.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Dreaming of this home?
Let's make it a *reality*.



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Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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