



Columbine Way, Gislingham, Eye, IP23 8HL

Guide Price £290,000 - £310,000

Offering versatile living space over three floors, this spacious house occupies a pleasing position within an executive style close. Further benefitting from off-road parking, garage and being within the Hartismere school catchment area.

- Garage & off-road parking
- Over 1,000 sq ft
- Executive close
- Freehold
- Walking distance to amenities
- Versatile living space
- Council Tax Band C
- Energy Efficiency Rating D.



Property Description

Situation

Found within a small and select close of individually designed properties, the house enjoys a pleasing position with a leafy green outlook to the rear aspect and further having views over the open rural countryside from first floor and second floor level. Over the years this close has proved to have been a much sought after situation lying slightly to the east of the village centre and still within a short walking distance of amenities and an Ofsted outstanding primary school. Gislingham lies on the north Suffolk borders close to the beautiful countryside surrounding the Waveney Valley. The village is well served and still retains a strong and active local community supported by still retaining a village hall, convenience store/delicatessen, public house, fine church and schooling, (whilst being within the Hartismere School catchment). The historic and thriving market town of Diss is found some 10 miles to the north and has the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

Description

The property comprises of a three bedroom semi-detached house having been built in the 1990's by respected local builder Stephen Lee and is of traditional brick and block cavity wall construction with colour wash rendered elevations under a pitched tiled roof. Heated by an oil fired central heating boiler via radiators. The accommodation is well arranged over three floors giving versatile living space with particular notice drawn to the large master bedroom at second floor level.

Externally

The property is set back off the road approached via a brick weave driveway giving good space for off-road parking for a number of cars leading up to the house and attached single garage (attached to the property in question and measuring 17' 4" x 9' 0" (5.30m x 2.75m) with two double doors to the front, personnel door to the rear, power/light connected, storage space within the eaves and currently with a partition wall giving storage space to the front and a utility area to the rear. The main gardens are found to the rear and enjoy leafy green outlook, enclosed by panel fencing and having a good deal of privacy/seclusion within. A patio area abuts the rear of the property creating extra space for alfresco dining leading onto an area of lawn.

The rooms are as follows:

ENTRANCE PORCH: 3' 5" x 5' 5" (1.06m x 1.67m) Access via a composite door to front, good space for shoes and coats and secondary door giving access through to the reception room.

RECEPTION ROOM: 13' 3" x 14' 11" (4.04m x 4.57m) With window to the front aspect, a light bright and airy room. Focal point being the inglenook style fireplace to side with brick surround, oak mantle over an inset cast iron stove upon a brick hearth. Pine staircase rising to first floor level. Secondary door leading to the kitchen/diner.

KITCHEN/DINER: 9' 2" x 14' 11" (2.80m x 4.56m) Found to the rear of the property, door giving access through to the conservatory extension. The kitchen offers a good range of wall and floor units with four ring electric hob and extractor over, oven below. One and a half bowl stainless steel sink with drainer and mixer tap. Space for white goods. Tiled flooring.

CONSERVATORY: 9' 7" x 11' 1" (2.93m x 3.40m) UPVC conservatory extension with French doors to side giving external access, pine floor boarding.

FIRST FLOOR LEVEL - LANDING:
Giving access to bedrooms two and three and bathroom. Staircase rising to the second floor level.

BEDROOM TWO: 14' 7" x 8' 8" (4.45m x 2.65m) A generous double bedroom with window to the rear aspect

BEDROOM THREE: 7' 8" x 8' 8" (2.36m x 2.65m) Window to the front aspect being a single bedroom.

BATHROOM: 7' 10" x 5' 10" (2.40m x 1.79m) Frosted window to rear comprising a modern suite in white with panelled bath and shower over, low level wc and hand wash basin.

SECOND FLOOR LEVEL - BEDROOM ONE: 17' 6" x 15' 0" (5.34m x 4.59m) Velux windows to the rear aspect. A large principal bedroom. Built-in storage cupboard over stairs.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

SERVICES

Drainage - Mains

Heating type - Oil

EPC rating - D

Council Tax Band - C

Tenure - Freehold

OUR REF: 8265



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: 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.

