



Broadfields Close, Gislingham, Eye, Suffolk IP23 8HY

Enjoying a corner plot position this spacious and extended 3 bedroom house benefits from larger than average sized gardens, good off road parking and single garage. Found within a small close and in the heart of a popular and sought after north Suffolk village.

GUIDE PRICE £190,000

ENERGY RATING - D



Situation

Located to the south of Diss and within the popular village of Gislingham the property is found towards the North Suffolk border. The village of Gislingham has proved to be a sought after location with a strong local community and good amenities. The village has the benefit of a shop, schooling, church and village hall. A further more extensive range of amenities and facilities can be found at Diss, lying under 10 miles to the north along the A140. Diss also has the benefit of a mainline railway station with regular services connecting to London, Liverpool Street and Norwich. Ipswich is also within easy reach being under 20 miles to the south and Bury St Edmunds 20 miles to the west.

Description

The property itself was built in the 1970's of traditional brick and block cavity wall construction and comprises of a 3 bedroom semi-detached house, with later extension to the rear aspect dramatically increasing the property's overall living space/sqft. There further has been the benefit of the installation of replacement sealed unit upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Internally there is a pleasing layout with the property having large amount of living space at ground floor level, well suited towards family living, by way of the extension to the rear creating a second reception room, with open arch connecting the two rooms together. The kitchen is also of a good size having excellent range of storage cupboard space and found to the front of the property. At first floor level there are 3 bedrooms and family bathroom, with notice drawn to the master bedroom, being a spacious double room and of a similar proportion to the second bedroom.

Externally

The property has fair sized gardens to the front, running parallel to the hard standing drive with off road parking for two cars, there could be the option to adopt the front gardens for additional off road parking, if required. The single garage (en-bloc) lies to the eastern aspect to the property being the first one on the left and closest to the house. With good side access to the eastern aspect of the property, the rear gardens are found, being L shaped and larger than average in comparison to similar properties on the close. The gardens are predominantly laid to lawn and enclosed by panel fencing, offering a good deal of privacy and charm within.

The accommodation in brief comprises of:

* ENTRANCE HALL * KITCHEN * TWO RECEPTION ROOMS * THREE BEDROOMS * BATHROOM *

The rooms are as follows:

ENTRANCE HALL: (3.70m x 1.83m) (12' 1" x 6") (Measurements including stairs rising to first floor level) Having the benefit of a deep under stairs storage cupboard. Access through to the reception room and kitchen.

KITCHEN: (4.0m x 2.98m) (13' 1" x 9' 9") A well proportioned kitchen found to the front of the property and having an extensive range of wall and floor units, further space for integrated appliances.

RECEPTION ROOM ONE/SITTING ROOM: (3.44m x 4.96m) (11' 3" x 16' 3") Found within the middle of the property and serving well as a lounge with a lovely focal point of the room being the exposed red brick fireplace with inset cast iron wood burning stove upon a tiled hearth. An open archway connects through to reception room two.

RECEPTION TWO/DINING ROOM: (2.50m x 4.34m) (8' 2" x 14' 2") Found to the rear of the property and having access and views onto the rear gardens via upvc double glazed French double doors. Of a good proportion similar to the lounge area.

FIRST FLOOR LEVEL:

LANDING: (2.84m x 1.95m) (9' 3" x 6' 4") (Including stairs proceeding down to ground floor level) Access to the three bedrooms and family bathroom via pine brace and baton doors.



BATHROOM: (1.70m x 1.95m) (5' 6" x 6' 4") Found to the front of the property and comprises of a P shaped bath with shower over, low level wc and hand wash basin. Part tiled walls.

BEDROOM ONE: (3.74m x 2.89m) (12' 3" x 9' 5") A particularly large double bedroom found to the front of the property.

BEDROOM TWO: (3.54m x 2.89m) (11' 7" x 9' 5") Found to the rear of the property and again being a good size double bedroom with elevated views over the rear gardens. Double built-in storage cupboard to side, included within the measurements.

BEDROOM THREE: (2.62m x 1.97m) (8' 7" x 6' 5") Found to the rear of the property and being able to serve for a double bed.

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

OUR REF: 6931

DIRECTIONS: From our Diss office proceed east out of Diss along Victoria Road/A1066. Continue until reaching the roundabout at the A140. Take the third exit right heading south down the dual carriageway and until reaching the next roundabout proceeding straight over and continuing south along the A140. Continue along the road passing Yaxley and on coming into Thornham Magna/Stoke Ash turn right onto Workhouse Lane heading towards Thornham Magna. Continue until taking your first available turning right before the pub onto The Street, continue north along The Street taking your first proper turning left signposted towards Gislingham. Follow this road west until coming into the village of Gislingham. On coming into the village and passing the church on your left proceed around on Thornham Road turning left onto the High Street (at the triangle). Proceed south along the High Street taking your first available turning right into Broadfields Road. Proceed along Broadfields Road taking your first available turning right onto Broadfields Close after which the property will be found after a short distance of 100 metres or so on your left hand side.

Visit our website: www.whittleyparish.com

MORTGAGE ADVICE

We are pleased to be able to introduce you to Independent Financial Advice by introducing you to R & H Partnership. Brian Rumsey is available for appointments in our office or can come to your home. He will explain in easy steps the costs involved in buying and selling and can advise you on the most suitable mortgage and repayment method for your circumstances. **Call Brian on 01379 650818**

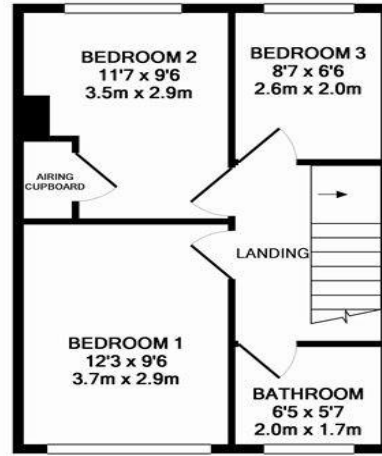
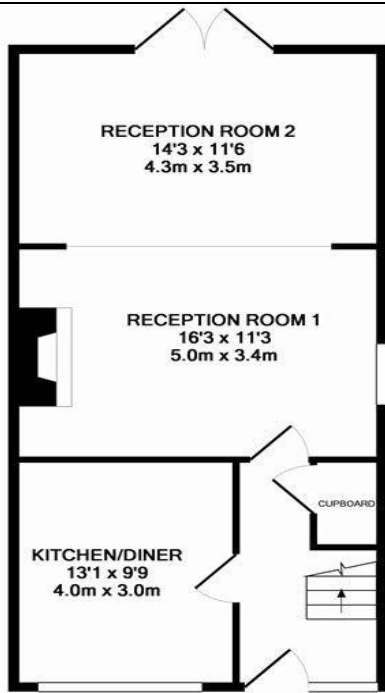
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THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRs)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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1ST FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 550 SQ.FT.
(51.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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