



Coldham Lane, Gislingham, Eye, IP23 8JA
Guide Price £250,000



An individually built three bedroom detached bungalow, perfectly located in the heart of a sought-after north Suffolk village with amenities being within walking distance. Benefitting from single garage, ample off-road parking and the added advantage of no onward chain.

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Key Features

- No onward chain
- Individually built
- 3 double bedrooms
- Utility
- Garage
- Within walking distancing to amenities
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.

Situation

Enjoying a pleasing situation upon an elevated plot and set well back off a small country lane, the property is well positioned within the heart of this popular and sought after north Suffolk village. Gislingham over the years has retained a strong and active local community still with good amenities by way of having a village shop/delicatessen, public house, excellent schooling, fine church and village hall. (The village is also within the Hartismere school catchment area). An extensive and diverse range of day to day amenities can be found within the historic market town of Diss lying within the beautiful countryside of the Waveney Valley and with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom detached bungalow having been built in the 1970's of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors. Over the years the bungalow has been well maintained and cared for, offering well-proportioned rooms all flooded by plenty of natural light whilst there is a good deal of versatile living space within with the total internal living space being in the regions of 900 sq ft.

Externally

Arriving at the property, there is a brick weave driveway and ample off-road parking for 2-3 cars. The driveway leads to the bungalow and a detached garage. The gardens have been thoughtfully designed to require minimal maintenance. Located at the rear of the property, the garden is a moderate size and offers a great level of privacy.



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The rooms are as follows:

ENTRANCE HALL: A pleasing first impression with access via upvc double glazed door to front, further access to the reception rooms, bedroom and kitchen.

RECEPTION ROOM ONE: 11' 11" x 11' 0" (3.63m x 3.35m) Found to the front of the property being a light, bright double aspect room.

KITCHEN: 10' 2" x 9' 5" (3.11m x 2.87m) Found to the rear of the property offering an excellent range of wall and floor units, marble effect roll top work surfaces, integrated appliances with fitted double oven, four ring electric hob with extractor above, inset porcelain sink with drainer and mixer tap. Upvc door to rear giving access to the conservatory extension.

BATHROOM: 10' 3" x 4' 11" (3.12m x 1.51m) A modern three piece suite in white presented in an excellent condition with panelled bath and shower over, low level wc and hand wash basin over vanity unit. Heated towel rail.

UTILITY: 3' 9" x 11' 1" (1.14m x 3.38m) Work surface to side and storage below, stainless steel sink. Housing the boiler and pressurised hot water cylinder to side.

CONSERVATORY: 7' 3" x 11' 3" (2.21m x 3.43m) Upvc double glazed conservatory extension found to the rear of the property and door to side giving external access onto the rear gardens.

BEDROOM ONE: 15' 7" x 11' 0" (4.75m x 3.35m) A generous principal bedroom with window to the side aspect.

BEDROOM TWO: 11' 11" x 10' 11" (3.63m x 3.33m) A double aspect room found to the front of the property, being a double bedroom.

BEDROOM THREE: 9' 3" x 11' 0" (2.82m x 3.35m) Offering versatile living space if not required as a bedroom, would serve well as a second reception room.

SERVICES:

Drainage - mains

Heating - oil

EPC Rating - TBC

Council Tax Band - C

Tenure - freehold

OUR REF: 8407



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