



Mill Street, Gislingham, Eye, IP23 8JT

Guide Price £375,000 - £400,000

No onward chain - Found close to the centre of the village this three/four bedroom detached home enjoys a pleasing tranquil position within the picturesque village of Gislingham. This wonderful family home is well proportioned with accommodation in the region of 1350 sq ft and is well suited to the modern day lifestyle.

- Three/four bedrooms
- En-suite to master bedroom
- Generous size kitchen/diner
- Utility room
- Downstairs wc
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D



Property Description

Situation

Found close to the centre of the village, the property enjoys a pleasing tucked away and tranquil position set among other attractive homes and being within a short stroll to amenities and to the open rural countryside. Gislingham has proved to have been a popular and sought after location lying on the north Suffolk borders and close to the beautiful countryside surrounding the Waveney Valley. The village still retains a strong and active local community helped by retaining a niche infrastructure with village hall, convenience store/delicatessen, public house, fine church and schooling, (also being within the Hartismere catchment area). The historic and thriving market town of Diss is some 10 miles to the north with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

This three/four bedroom detached family home is built of traditional cavity brick and block construction with a pitched interlocking tile roof, the property further benefits from replacement UPVC double glazed windows whilst being heated via an oil fired boiler. The accommodation on offer is spread over two floors and measures in the region of 1350sq ft. Internally, the home is really well presented with a neutral colour scheme throughout and has a layout that is well suited to modern day desires. The spacious lounge provides an ideal space for movie nights in, whereas the generous size kitchen diner that leads into the conservatory offers the perfect environment for entertaining friends and family. The first floor is where you will find three well proportioned double bedrooms, a study and the family bathroom. The master bedroom comes with an en suite which provides a sense of privacy from the rest of the home, while the second and third bedrooms are treated to beautiful far reaching field views.

Externally

The property is approached via a block paved driveway which provides off road parking for two vehicles and leads up to the single garage which protrudes out from the front of the home. The front of the property is enclosed on both sides, the left has panel fencing, whilst on the right there is mature bushes, the mature bushes also partially line the front boundary which provides a feeling of privacy and seclusion. The rear garden is mainly low maintenance being predominantly laid to shingle and is enclosed by a range of mature bushes, shrubs and trees.

The rooms are as follows:

ENTRANCE HALL: Access via frosted double glazed door, stairs rising to first floor level. Storage cupboard to side. LVT flooring.

UTILITY: 7' 5" x 8' 6" (2.26m x 2.59m) Wall and floor units with roll top work surface, inset stainless steel sink with drainer and mixer tap, space for appliances including washing machine, tumble dryer, freezer. Frosted window to side aspect and door giving external access to side.

LOUNGE: 14' 0" x 10' 11" (4.27m x 3.33m) Bay window to front aspect and window to rear, open fireplace with tiled hearth.

KITCHEN/DINER: 10' 11" x 19' 10" (3.33m x 6.05m) Frosted window to side and window to rear aspect, space for dining table and chairs. The kitchen offers a good range of wall and floor units, roll top work surfaces, island unit with drawers. Integral appliances including four ring ceramic hob, double oven, dishwasher, inset sink with drainer and mixer tap, LVT flooring. Sliding door giving access to the conservatory.

CONSERVATORY: 7' 7" x 14' 9" (2.31m x 4.51m) Found to the rear of the property with views and access onto the garden. LVT flooring.

CLOAKROOM: Frosted window to side, with low level wc and hand wash basin. Tiled walls and tiled flooring,

FIRST FLOOR LEVEL - LANDING:

Providing access to the bedrooms and bathroom. Window to side aspect. Built-in airing cupboard to side and loft space above.

MASTER BEDROOM: 10' 8" x 9' 1" (3.25m x 2.77m) With window to front aspect having built-in wardrobes with sliding doors. En-suite facilities to side.

EN-SUITE: 2' 10" x 7' 10" (0.86m x 2.39m) Comprising shower cubicle, low level wc and hand wash basin. Frosted window to rear aspect. LVT flooring.

BEDROOM TWO: 10' 11" x 9' 9" (3.33m x 2.97m) With window to rear aspect giving far reaching field views.

BEDROOM THREE: 10' 11" x 9' 7" (3.33m x 2.92m) With window to rear aspect having field views.

OFFICE/BEDROOM FOUR: 5' 5" x 6' 10" (1.65m x 2.08m) With window to front aspect.

BATHROOM: 7' 6" x 5' 5" (2.29m x 1.65m) Comprising panelled bath with shower over, low level wc, hand wash basin. Frosted window to side Heated towel rail. Tiled walls. LVT flooring.

SERVICES:

Drainage - mains

Heating -oil

EPC Rating - D

Council Tax Band - D

Tenure - freehold

OUR REF: 8364



Viewing Arrangements

Strictly by appointment

Contact Details

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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.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1350.84 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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