



Nindethana Thornham Road  
Gislingham, Suffolk IP23 8HP  
Guide Price £750,000

**shires**  
residential

We are delighted to offer for sale this individual architect designed timber framed family home which is located in the popular village of Gislingham. The property benefits from recently having had the existing air source heat pump replaced with the latest generation of efficient heat pump technology for the under floor heating and the hot water. There is also a heat recovery system for the whole house. The first floor has electric convector heaters in each bedroom. The external elevations of the building do not require decorative maintenance as the render is a 'through colour' K-rend product. The black boarding is a self coloured cement based Eternit product and requires no maintenance. The fascias and soffits are all pvc. The spacious light and airy accommodation is set over two floors and is approached through an impressive vaulted entrance hall with stairs leading to first floor and balcony landing, the ground floor accommodation comprises a large sitting room, dining hall, beautifully presented kitchen/dining room, utility room and cloakroom. On the first floor there are four double bedrooms, the master bedroom and second bedroom have en suites and there is also a family bathroom. The property is well presented and the ground and first floor have engineered oak style laminate flooring throughout. The property is set in a good size plot and has a double garage with an office/studio above and driveway parking. There are mature landscaped gardens to front and rear

Double glazed entrance doors opening to a:

#### **Entrance Hall**

a light and airy space with double glazed doors and side panels and vaulted glazed ceiling, opening to:

#### **Dining Hall**

with double doors to rear garden and door to Kitchen, double doors to rear garden

#### **Sitting Room**

with a window to the front aspect and double doors to the rear garden, inset contemporary wood burning stove

#### **Kitchen/Dining Room**

a beautiful contemporary kitchen with a good range of wall and floor mounted units with an extensive worktop covering, curved breakfast bar, one and a half bowl sink and drainer with mixer tap and separate drinking tap, Bosch double oven, four ring induction hob with extractor fan over, integral appliances including fridge/freezer and dishwasher, door to:

#### **Utility Room**

with window to rear aspect, door to rear garden, good range of wall and floor mounted units, sink and drainer with a mixer tap over, plumbing and space for washing machine, area housing the heating system

#### **Cloakroom**

with a floating wash hand basin with drawers below, low level flush wc and window to side aspect

#### **Galleried Landing**

with balcony overlooking the entrance to the property

#### **Bedroom One**

with vaulted ceiling, exposed timbers, double aspect windows to front and rear, fitted wardrobes, door to:

#### **En Suite Shower & Bathroom**

with walk in double shower, floating wash hand basin with drawers below, low level flush wc, panelled bath and a wall mounted heated towel rail, velux window

#### **Bedroom Two**

with double doors opening to a Juliet balcony, double sliding wardrobe, door to:

#### **En Suite Shower Room**

with shower, wash hand basin, low level flush wc, heated towel rail

#### **Bedroom Three**

with window to rear aspect, double sliding doors to built in wardrobe

#### **Bedroom Four**

with window to rear aspect, double sliding doors to built in wardrobe

#### **Family Bathroom**

with frosted window to side aspect, P shaped panelled bath with shower over and shower screen, wash hand basin with drawers below, low level flush wc and sliding doors to cupboard and shelving





### **Outside**

There is a five bar gate opening to driveway providing off road parking leading to the Double Garage. There are areas of lawn with well stocked beds and borders and a gate to the rear garden. Electric socket with cabling for more if required. The Double Garage has two up and over doors, power, water and light connected and a ladder leading to the Office/Studio which is a fully insulated room with power and light and three velux windows. The landscaped rear garden has mature beds and borders, circular block paved terrace with pergola, outside taps, log store with tool shed, outside sockets and cabling for more.

### **Agents Note**

With regard to the low value rating, please note that the insulation values for the external walls, roof and ground floor slab meet the current building regulations. The vendors are advised that the Government have not revised the point system for EPC calculations to recognise an all electric property. Therefore, it is not beneficial for them to submit our house for a current EPC at the present time. The whole house is extremely well insulated and we can forward construction details and insulation details for the external walls, roof and ground floor slab if anybody requires more information.

### **Gislingham**

Gislingham is 17 miles north east of Bury St Edmunds and around 8 miles south of the market town of Diss. Both have a good range of services and amenities. There is a good community with a monthly Messenger magazine which gives lots of information about the village. There a village shop and a primary school and play group. There is an active Village Hall with a good range of activities and events. A mobile library and a mobile post office service visit the village. The larger villages of Rickinghall & Botesdale are just under 4 miles away and has a good range of amenities including Doctors Surgery, Co-Op, range of independent shops and takeaways.

### **Local Authority & Council Tax Band:**

Mid Suffolk District Council. Council Tax Band E

### **Services:**

Mains services are connected including water, electricity and drainage.

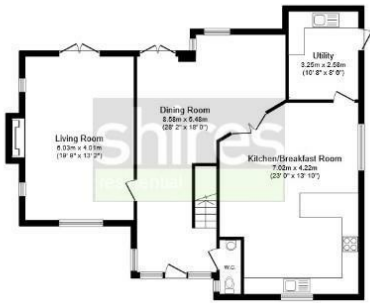
### **Tenure:**

For sale FREEHOLD with vacant possession upon completion.

### **Anti Money Laundering Regulations**

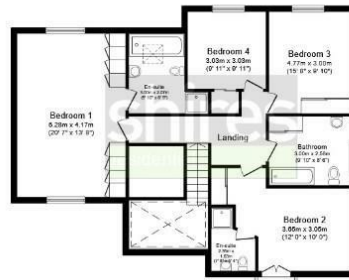
We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.





Ground Floor

Floor area 101.4 m<sup>2</sup> (1,092 sq.ft.)



First Floor

Floor area 98.9 m<sup>2</sup> (1,064 sq.ft.)



Garage Ground Floor

Floor area 28.7 m<sup>2</sup> (309 sq.ft.)



Garage First Floor

Floor area 15.6 m<sup>2</sup> (168 sq.ft.)

TOTAL: 244.6 m<sup>2</sup> (2,633 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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