



BHigh Street, Gislingham - IP23 8JD



High Street

Gislingham, Eye

Nestled in a picturesque corner of the popular village location of GISLINGHAM, this impressive **FOUR BEDROOM DETACHED BUNGALOW** offers a spacious and flexible living environment and has been recently updated including all new windows throughout as well as a brand new **KITCHEN & UTILITY**. Boasting an internal footprint of approximately 1400 square feet (stms), this property features a well-thought-out layout that can be configured in a number of ways to suit the needs of a growing family or those looking for additional living space or even a **POSSIBLE ANNEXE**. The accommodation includes four generously sized bedrooms, two bathrooms, an **OPEN PLAN KITCHEN/DINING ROOM** with a very impressive and separate **UTILITY ROOM**. Outside, the property benefits from **ENCLOSED SOUTH FACING** low maintenance rear gardens which provide secure and private outdoor space to enjoy. Additionally, the impressive paved **DRIVEWAY** offers **AMPLE PARKING** for numerous vehicles and a large oversized single **GARAGE**, ideal for storage or parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow
- Impressive Internal Footprint Of 1400 SQFT (stms)
- Flexible Layout With A Number Of Configurations
- Four Large Bedrooms & Two Bathrooms
- Open Plan Kitchen/Dining Room & Separate Utility Room
- Potential Of Self Contained Annexe
- Enclosed South Facing Rear Gardens
- Impressive Paved Driveway With Ample Parking & Large Garage
- Popular Village Location

Located ten miles to the south of Diss and within the popular village of Gislingham, which is found on the north Suffolk borders. The village has proved to be a desirable location over the years, having a strong and active local community with good amenities by way of having a village shop, excellent schooling, church and village hall. The property is also within the Hartismere school catchment area. An extensive and diverse range of many day to day amenities and facilities can be found within the market town of Diss lying some ten miles to the north along the A140 and found within the beautiful countryside surrounding the Waveney valley. The town has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.



SETTING THE SCENE

Found off the High Street in the heart of Gislingham you will find a large block paved and shingled driveway to the front providing plenty of parking with secure gates leading through to the rear garden and the garage beyond. To the front there is also large front lawns as well as planting borders with two main entrance doors to the front of the house. There is a traditional entrance door located centrally leading into the the hallway as well as a covered entrance with useful porch leading into the kitchen/dining room.

THE GRAND TOUR

Heading into the bungalow via the external porch area you will find the open plan kitchen/dining room with the bright and sociable dining area coming first. This flows through into the kitchen which has been completely re-fitted with a modern high gloss range of wall and base level units. There are wood effect worktops over as well as wood effect flooring and a pantry cupboard. Integral appliances include fridge/freezer, dishwasher, double eye level oven and grill and induction hob. The kitchen provides access in two directions to the utility in one way and the entrance hall in the other. The entrance hallway gives way to all four bedrooms which could be used flexibly as well as the family bathroom. The two bedrooms to the end of the hallway offer large built in wardrobes. The utility room is an excellent family space providing as much space as the kitchen so could become a kitchen for a possible annexe if multi-generational living is required. There are doors leading out to the rear and side gardens in either direction as well as storage space. The utility has been re-fitted in the same way as the main kitchen with a range of modern units as well as space for white goods. The final room to the rear is what is currently used as the main sitting room but could of course be an en-suite bedroom if wished. There are plenty of windows enjoying views out into the garden as well as a door leading outside. Off the sitting room is a useful shower room with w/c.

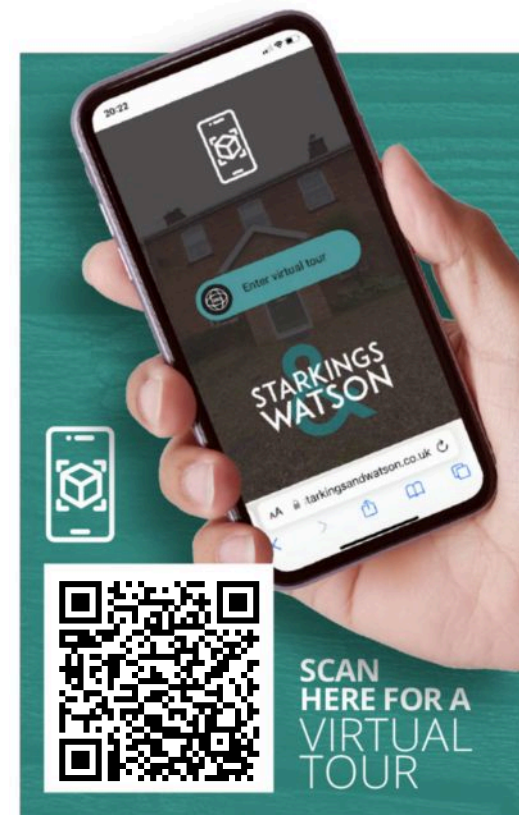
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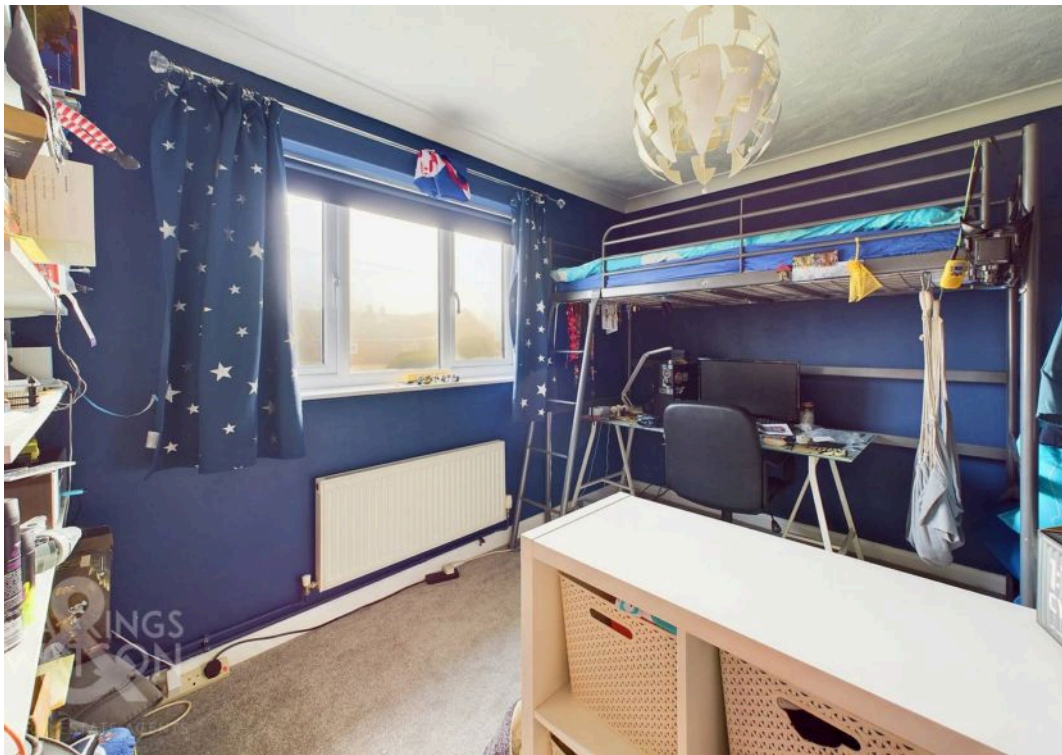
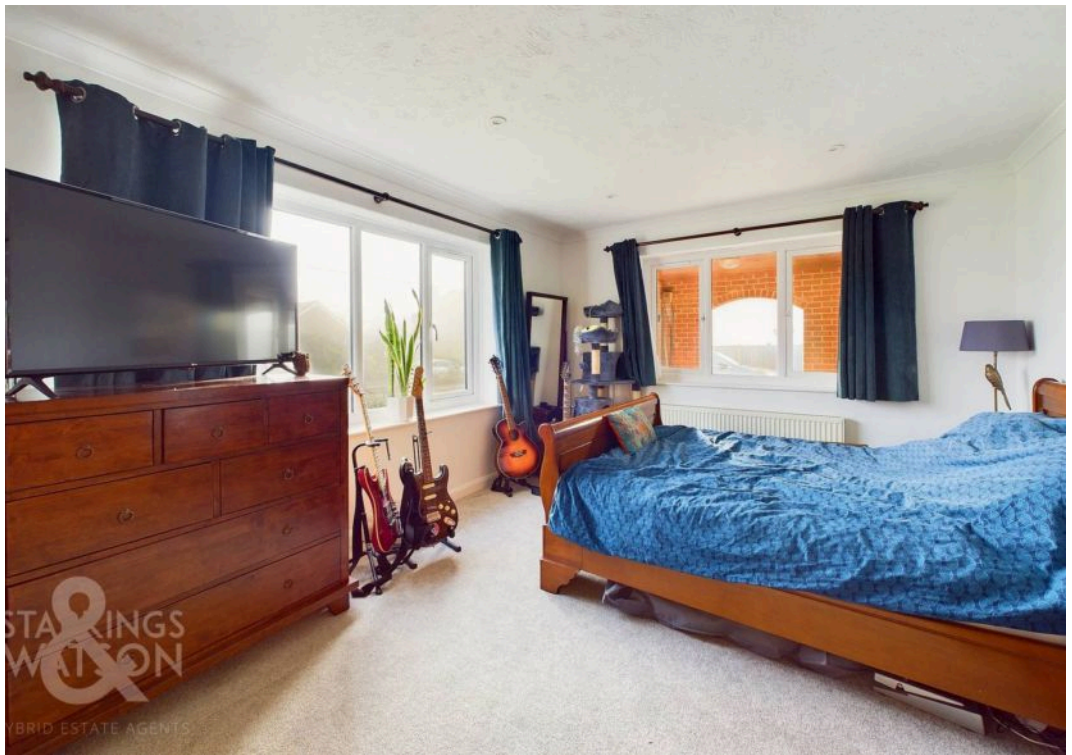
Postcode : IP23 8JD

What3Words : ///glorious.arranges.pimples

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



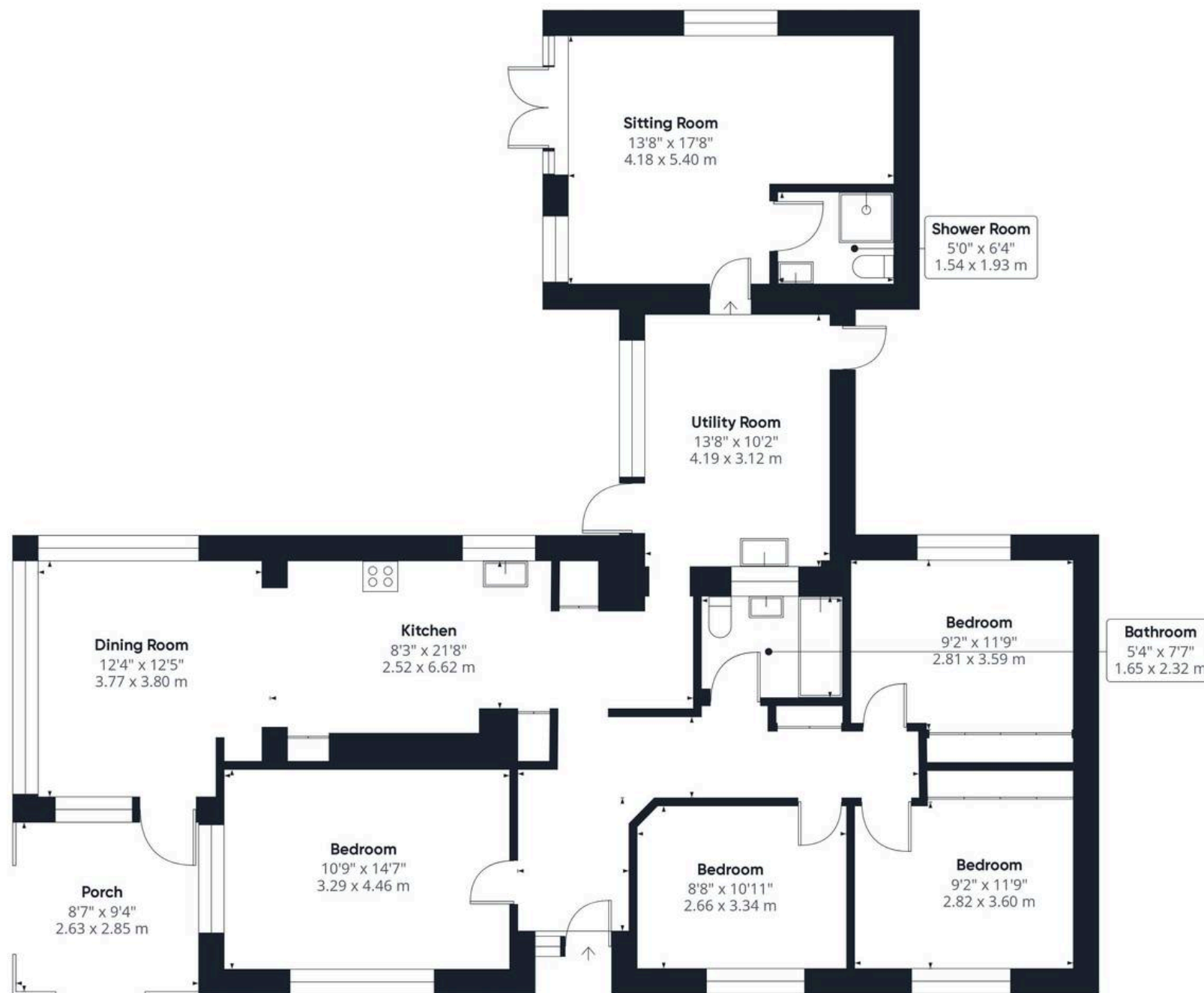




THE GREAT OUTDOORS

The south facing rear garden is secured and of a generous size. You will find a large block paved area from the back of the bungalow providing plenty of space for outside dining and entertaining as well as a safe and secure place for the children to play. There are also lawns and planting areas as well as an area for cars to park if required behind the secure gates. Within the main section of rear garden you will find a large one and a half sized single garage with electricity and an up and over door. Heading around the rear to a secluded side area of the garden you will find further block paving and ample planting areas for either vegetables or shrubs. There is a sizeable polytunnel as well as the oil tank, external boiler and a timber built storage shed.





Approximate total area⁽¹⁾

1407.92 ft²

130.8 m²

Balconies and terraces

80.41 ft²

7.47 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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