



Mill Street, Gislingham - IP23 8JT

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Mill Street

Gislingham, Eye

This ATTRACTIVE DETACHED FAMILY HOME located in the SOUGHT AFTER VILLAGE OF GISLINGHAM offers excellently presented accommodation extending to approximately 1400 SQFT (stms) with a lovely field aspect to the rear. The house offers plenty of reception space with a sitting room, second reception/dining room, garden room and impressive kitchen/dining room. There is also a large utility room and ground floor shower room. On the first floor you will find FOUR AMPLE BEDROOMS as well as a STYLISH RE-FITTED BATHROOM. Externally, the beautifully kept SOUTH FACING rear gardens are fully landscaped with extensive patio areas to the side and rear as well as plenty of lawn and FIELDS BEYOND. To the front you will find plenty of DRIVEWAY PARKING as well as a DETACHED GARAGE with storage above.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Wonderful Position With Field Aspect
- Detached Family Home
- Set Back From The Road With Ample Parking
- Detached Garage & South Facing Gardens
- Three Generous Receptions
- Large Kitchen/Dining Room & Utility
- Four Bedrooms & Two Bathrooms
- Sought After 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

To the front you will find plenty of hard standing parking for multiple vehicles as well as some lawn, mature trees and planting borders. There is a side gate leading to the rear garden as well as up and over door to the garage. The detached garage is a great space with storage above with ladder, power and light.

THE GRAND TOUR

Entering via the main entrance door to the front of the house you will find a welcoming entrance hallway with stairs to the first floor landing, understairs storage and the ground floor shower room with W/C. To the left of the hallway is the main sitting room with a brick fireplace housing a woodburner, whilst via a set of double doors you will then find the garden room overlooking the rear garden which could be used in a number of ways. On the other side of the hallway is the second reception room which is currently used as another sitting room but could be a formal dining room. Beyond is the impressive kitchen/dining room with plenty of space for a large table. The kitchen features a range of fitted units with rolled edge worktops over and integrated dishwasher, induction hob and double eye level oven/grill, water softener and pure water tap. The kitchen flows through to the large utility room beyond again with a full range of units as well as space for large fridge/freezer, washing machine and tumble dryer. You will also find the oil fired boiler controlled by a Nest smart thermostat as well as rear access to the garden beyond. Heading up to the first floor landing you will find airing cupboard storage with pressurised hot water system and further storage cupboard. to the left of the landing there is a comfortable double bedroom as well as the bathroom which has been recently re-fitted with bath and digital rain shower over. There is also a heated mirror with vanity lights and bluetooth speakers inbuilt.

The main bedroom can be found on the other side of the hallway with a large range of sliding door wardrobes whilst beyond are two further bedrooms, one double and one single currently used as an office.

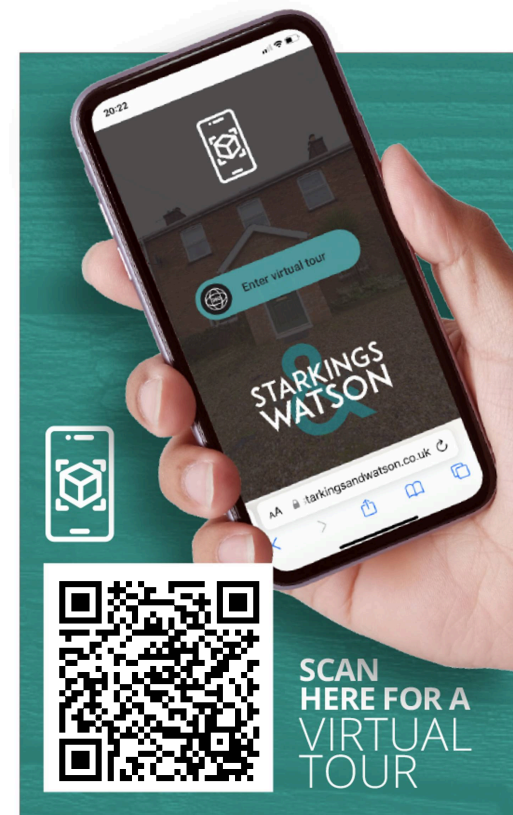
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VIRTUAL TOUR

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



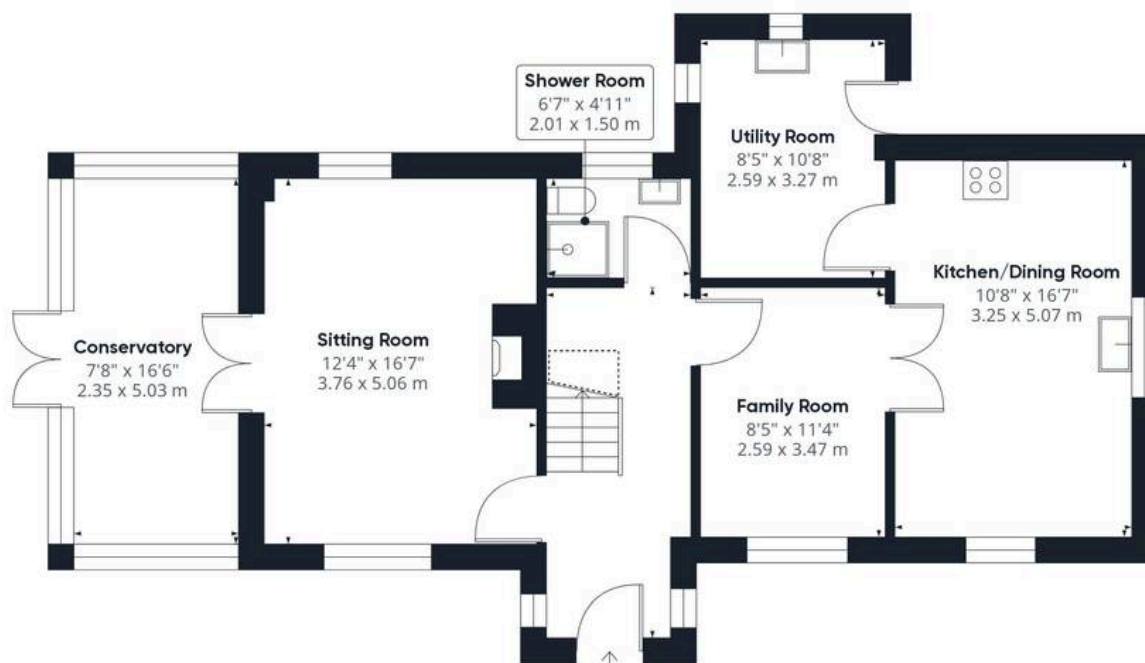




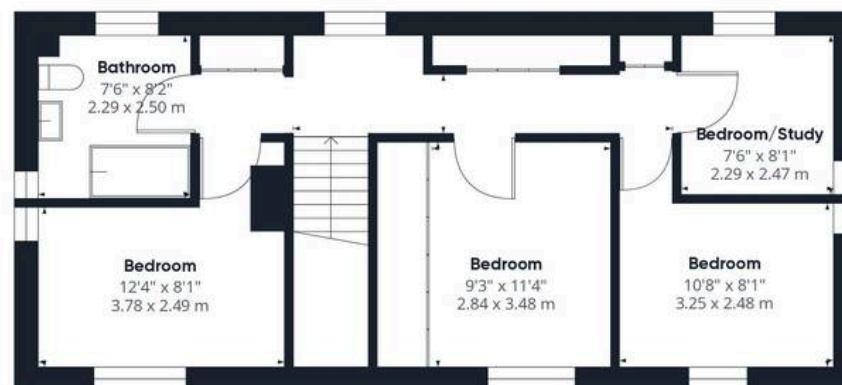
THE GREAT OUTDOORS

The south facing rear garden is kept in excellent order. The main section of garden to the rear is laid to lawn with mature trees and planting surrounding the lawns. Leading from the rear of the house there is a wonderful sunken terrace ideal for outside dining and entertaining which is flanked by lighting. The patio extends around the side of the house creating plenty of further entertaining space and seating areas. The garden is enclosed with timber fencing and mature hedging. To the side you will find access to the garage as well as the hidden oil tank and wood store with lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1419.61 ft²

131.89 m²

Reduced headroom

16.04 ft²

1.49 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



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