



Broadfields Road, Gislingham - IP23 8HX



Broadfields Road

Gislingham, Eye

Nestled in a CUL-DE-SAC location, this charming TWO BEDROOM cluster house offers a perfect blend of comfort and convenience. Upon entering, the OPEN PLAN reception space welcomes you with its warm ambience, while the separate kitchen around the corner offers ample space for culinary endeavours. Upstairs, there are TWO AMPLE BEDROOMS and a family bathroom. To the front there is OFF ROAD PARKING on the driveway for multiple vehicles in tandem, and a single GARAGE. To the rear accessed via a small path adjacent to the house itself is the private rear garden kept in good order. This well kept house is ideal for both FIRST TIME BUYERS and INVESTORS alike. The village of Gislingham is a quiet semi-rural village with a range of local amenities to include a good local primary school.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Attached Cluster House
- Cul-De-Sac Location
- Open Plan Reception Space
- Separate Kitchen
- Two Bedrooms & Family Bathroom
- Front and Rear Gardens
- Off Road Parking For Multiple Vehicles & Garage
- Ideal First Time Purchase Or Investment

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, public house, 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

Approached via the cul-de-sac, you will find shingled driveway parking in front of the garage for multiple vehicles in tandem. The single garage offers an up and over door with a rear door into the garden. There are well kept front lawns fenced in with a pathway leading to the main entrance door to the front.

THE GRAND TOUR

Entering via the main entrance door to the front you will find an open plan reception space with plenty of natural light and stairs to the first floor landing. There is also a recently fitted modern electric programable storage heater. Around the corner is the dining space which leads through to the kitchen with a range of units wall and base as well as space for various white goods.

Heading up to the first floor landing you will find storage as well as access to two bedrooms, one of which is a comfortable double and the other a single. Also off the landing is a family bathroom with w/c, hand wash basin and bath with shower over.

FIND US

Postcode : IP23 8HX

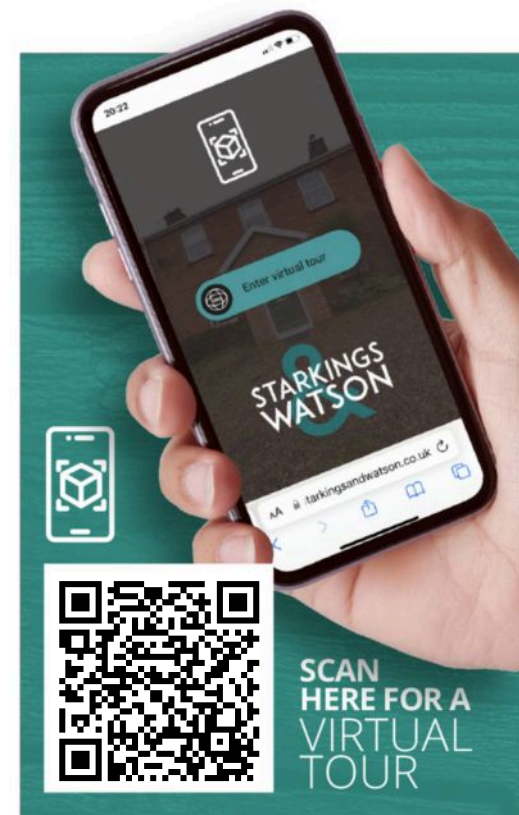
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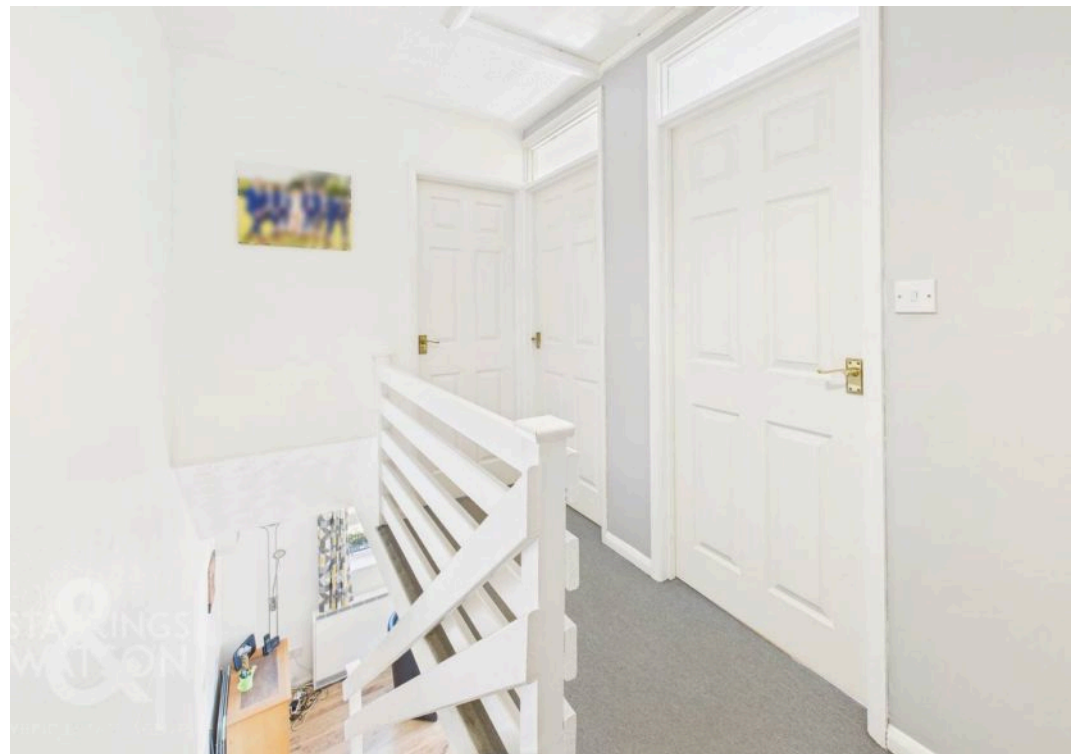
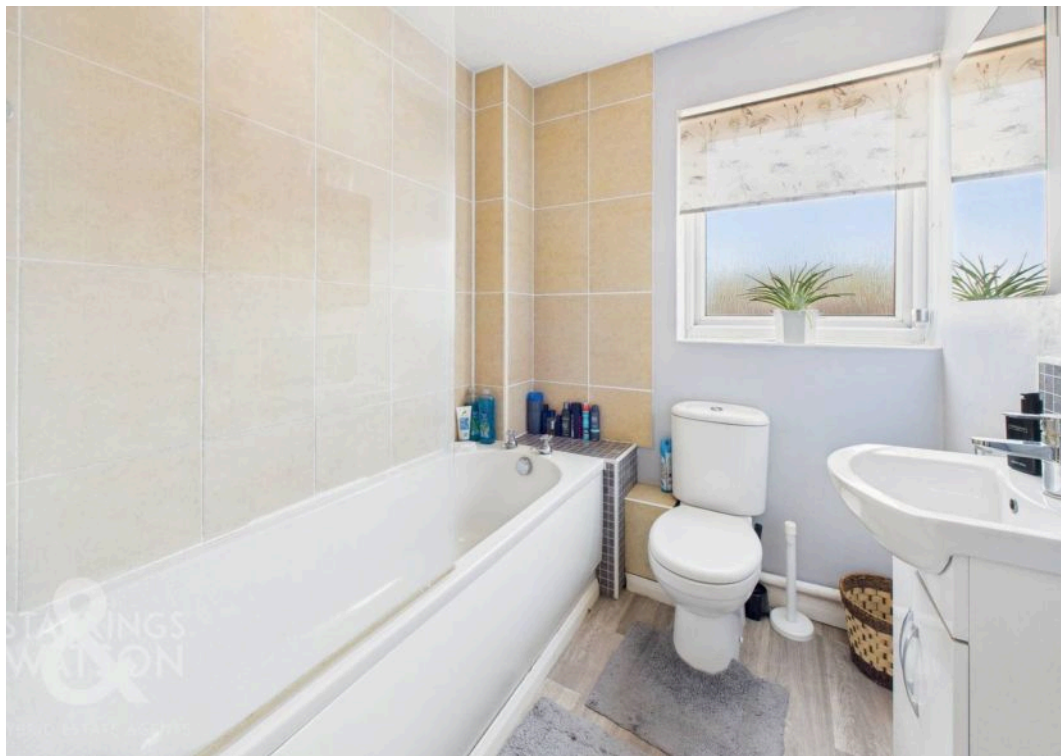
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised that the rear garden is located down the side path and not directly behind the house itself. Parking is ample and is offered in tandem in front of the single garage with a green door.



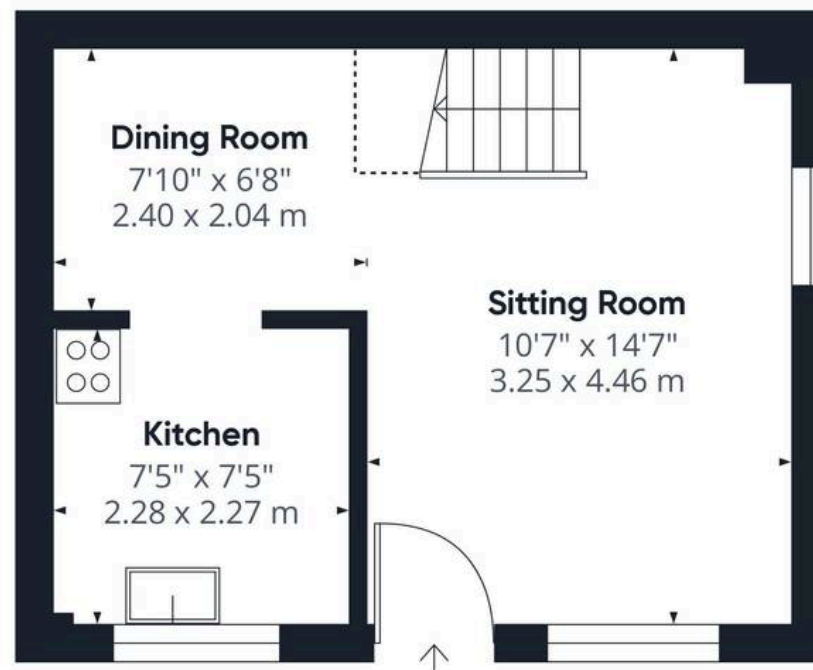




THE GREAT OUTDOORS

The private rear garden can be found down the side passage adjacent to the garage with a gate leading in. The garden is mainly laid to lawn with paved patio area ideal for a table and chairs as well as shingled borders and a timber shed and bar. There is a raised planting bed as well as rear access into the garage.





Approximate total area⁽¹⁾

506.98 ft²

47.1 m²

Reduced headroom

12.83 ft²

1.19 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.