



Martins Meadow, Gislingham - IP23 8HZ



Martins Meadow

Gislingham, Eye

NO CHAIN! Nestled in the SOUGHT AFTER VILLAGE LOCATION, this attractive THREE BEDROOM SEMI-DETACHED home presents a fantastic opportunity for those seeking a tranquil lifestyle. Boasting a delightful CORNER PLOT with the rear of the property backing onto OPEN FIELDS, this charming residence offers a peaceful ambience and stunning views as well as EXTENSION POTENTIAL (stp). Upon entering, you are greeted by a lobby and hallway with W/C. There is a large sitting/dining room providing ample space for relaxation and entertainment. The separate kitchen offers functionality and convenience. Upstairs, three generously sized DOUBLE BEDROOMS await, along with a family bathroom. The property is being offered with no chain, providing a seamless transition for prospective buyers. The generous gardens present extension potential (subject to planning permission), perfect for those looking to further enhance this already impressive home. With PLENTY OF DRIVEWAY PARKING and a SINGLE GARAGE, this property truly encompasses the essence of comfortable and convenient living.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Semi-Detached Home
- Attractive Corner Plot
- Backing Onto Open Fields
- Large Main Sitting/Dining Room & Separate Kitchen
- Three Ample Bedrooms
- Family Bathroom and W/C
- Generous Gardens With Extension Potential (stp)
- Plenty Of Driveway Parking & Single Garage
- 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.

IN SUMMARY

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SETTING THE SCENE

Approached via the end of the small cul-de-sac offering a private location, there is a large shingled driveway providing parking for at least three vehicles which in turn leads to the single garage with up and over door, power and light. The main entrance door is found to the front and there is gated side access from the frontage to the rear garden. There is also a lawned front garden which could provide further parking if required.

THE GRAND TOUR

Entering via the main entrance door to the front there is a lobby area leading into the hallway with stairs to the first floor landing and understairs cupboard. The w/c can be found off the hallway. Straight ahead is the kitchen/breakfast room which offers a range of fitted units with rolled edge worktops over. There is space in the kitchen for a full range of white goods as well as free standing oven. A door leads out from the kitchen to the side garden and a door leads through into the sitting/dining room also. The main reception offers a bright dual aspect space with a brick built open fireplace and double doors onto the rear garden.

Heading up to the first floor landing you will find built in storage cupboards as well as loft access. The family bathroom off landing offers a w/c, hand wash basin and a bath with shower over. There are three bedrooms off landing all of which are doubles with two located to the rear and one to the front.

FIND US

Postcode : IP23 8HZ

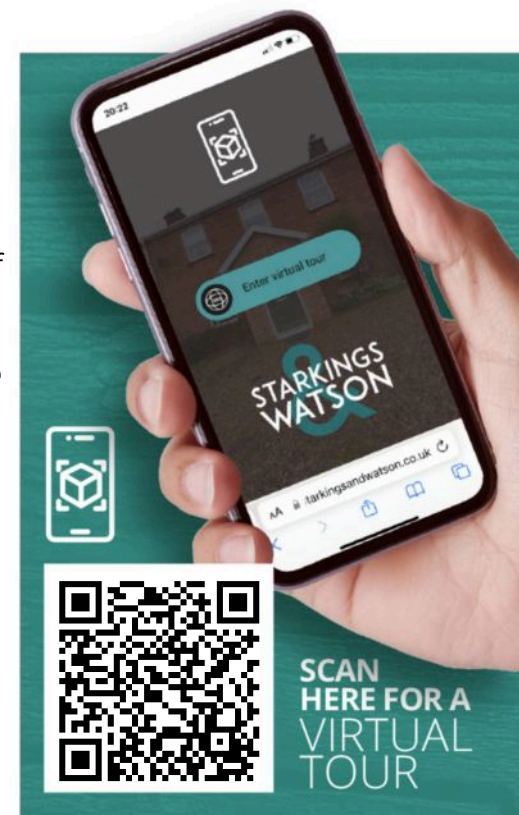
What3Words : ///unfolds.referral.initiated

VIRTUAL TOUR

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AGENTS NOTES

Buyers are advised that the conservatory to the side off the kitchen does not form part of the sale. it was erected by the current tenants and will likely be taken down upon vacation.







THE GREAT OUTDOORS

The private rear garden offers more space than you might expect to find as it benefits from a corner plot. The garden is mainly laid to lawn with mature trees and shrubs and planting borders. There is a paved patio at the rear of the house as well as to the side with further hard standing. From the garden there is access to the garage and a side gate to the front drive also. The garden is enclosed with timber fencing and benefits from wonderful views across the fields to the rear.





Approximate total area⁽¹⁾

863 ft²

80.2 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 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.