



Spring Close, Gislingham - IP23 8GZ



Spring Close

Gislingham, Eye

Tucked away quietly within a tranquil CUL-DE-SAC in the popular village of GISLINGHAM, this remarkable FOUR BEDROOMS DETACHED FAMILY HOUSE exudes a sense of space and potential. Boasting an impressive footprint exceeding 2200 SQFT (stms) to include the attached garage, this detached family home is a rare gem. The VERSITILE LAYOUT comprises THREE RECEPTION ROOMS to include a sitting room/dining room and separate study room. There is a generously sized kitchen/breakfast room, and a separate utility, offering ample space for modern family living. Upstairs, FOUR LARGE BEDROOMS can be found alongside a walk in wardrobe and en-suite for the master and a family bathroom. The oversized 33' DOUBLE GARAGE with an electric roller door offers convenience and ample space for car enthusiasts, whilst the private rear gardens and driveway parking complete this wonderful property.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Family Home
- Impressive Footprint Over 2200 SQFT (stms)
- Oversized 33' Double Garage With Electric Door
- Three Reception Rooms
- Kitchen/Breakfast Room & Separate Utility
- Four Large Double Bedrooms
- Two Bathrooms & W/C
- Private Rear Gardens & Driveway Parking
- Quiet Cul-De-Sac 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

Approached via the small and quiet cul-de-sac, a hard standing roadway leads to the driveway with off road parking. This in turn leads to the oversized double garage with a double electric roller door to the front, power and light. The garage has essentially been extended forwards to accommodate more vehicles providing a wonderful space for mechanics or storage. To the front there is a large lawned approach with pathway leading to the covered main entrance door.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway with stairs to the first floor landing as the w/c immediately to the right. On the left you will find the main sitting room, a large and bright space offering a dual aspect to front and rear as well as a brick feature fireplace. Double doors lead from the sitting room to the rear garden. Adjacent to the w/c off the hallway is the dining room which overlooks the frontage. To the rear of the house is the separate study providing a view of the garden. The kitchen/breakfast room is then found adjacent with a range of wall and base level units with rolled edge worktops over. The kitchen features space for a table as well as space for oven, dishwasher, fridge/freezer with access to the separate utility room adjacent. The utility provides further range of units and storage with space for further white goods and a door to the rear garden.

Heading up to the galleried landing you will find plenty of light and space as well as access to the four large bedrooms. The master bedroom offers a large walk in dressing room as well as en-suite shower room. The main family bathroom can also be found off the landing with a bath, shower over and w/c and hand wash basin.

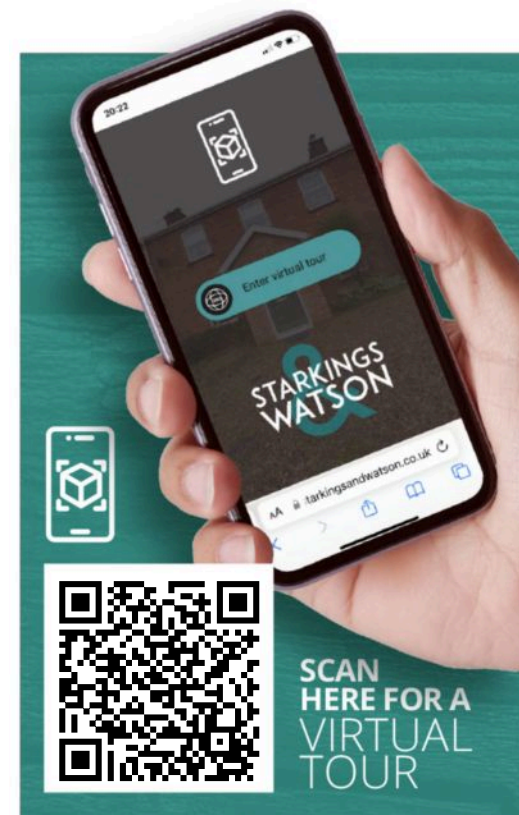
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VIRTUAL TOUR

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



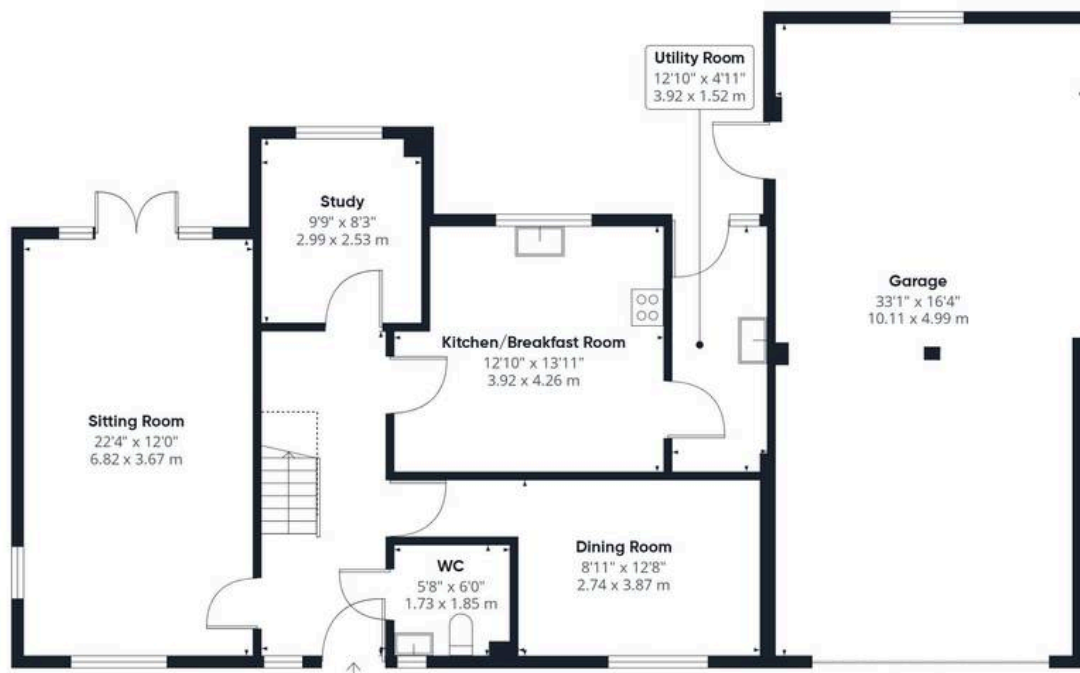




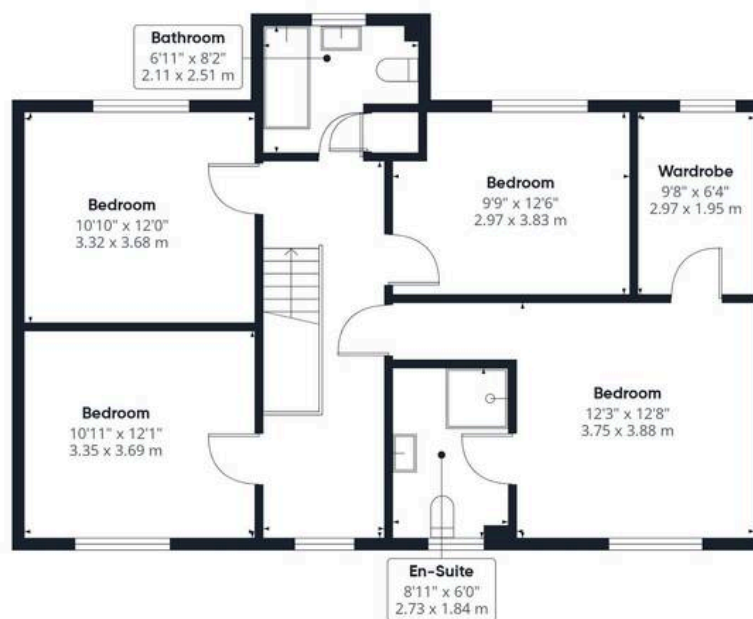
THE GREAT OUTDOORS

The private rear garden offers a blank canvas mainly to laid to lawn. There is a patio area to the rear of the house alongside various timber sheds, greenhouse and timber fencing enclosing the plot. From the garden there is a rear door into the garage as well as side gated access to the frontage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2236 ft²

207.9 m²

Reduced headroom

15 ft²

1.4 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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