



Broadfields Road, Gislingham - IP23 8HX

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Broadfields Road

Gislingham, Eye

Located in a tranquil CUL-DE-SAC village location with easy reach of local school and village amenities, this charming TWO BEDROOM SEMI-DETACHED chalet bungalow offers a warm and inviting living space. Boasting a FLEXIBLE LAYOUT spread over TWO FLOORS, the property features a MODERN KITCHEN, a cosy sitting room, a delightful dining room which could of course be used as a ground floor bedroom if required. In addition on the ground floor there is a modern family bathroom and a small conservatory. The well-designed interior encompasses TWO AMPLE BEDROOMS on the first floor with an en-suite W/C to the master room, providing the perfect blend of comfort and convenience for modern living. Externally there is a private rear garden offering a good degree of privacy as well as AMPLE OFF ROAD PARKING on the driveway to the front. Located within the popular village of GISLINGHAM, the chalet is conveniently located and is ideal for those seeking a harmonious balance between comfort and community living.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi-Detached Chalet Bungalow
- Cul-De-Sac Village Location
- Flexible Layout Over Two Floors
- Modern Kitchen, Sitting Room, Dining Room & Conservatory
- Two Ample Bedrooms
- Family Bathroom & En-Suite W/C
- Private Rear Garden & Ample Off Road Parking
- Well located For Local School & Village Amenities

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 a lawned front garden as well as block paved side driveway providing plenty of parking off road. The driveway leads to the rear garden via a set of gates. The main entrance door is found to the side leading into the hallway.

## THE GRAND TOUR

Entering via the main entrance door to the side there is a hallway leading to all the ground floor rooms as well as a built in cupboard. The first room to the left is the modern kitchen which offers a range of shaker style units and solid worktops over. The kitchen features space for various free standing white goods as well as integrated electric oven and hob. Adjacent and to the front there is a spacious sitting room with ample space for soft furnishings. Opposite the kitchen accessed off the hallway is the main bathroom. Having been modernised the bathroom offers a w/c, hand wash basin and bath with shower over. Completing the ground floor is the dining room which provides the stairs to the first floor landing as well as access to the conservatory overlooking and opening onto the garden, both of which provide excellent extra reception space.

Heading up to the first floor there is a small landing with eaves storage as well as access to the two bedrooms. Both the bedrooms offer space for a double bed with the main bedroom also benefitting from an en-suite w/c as well as a range of fitted wardrobes.

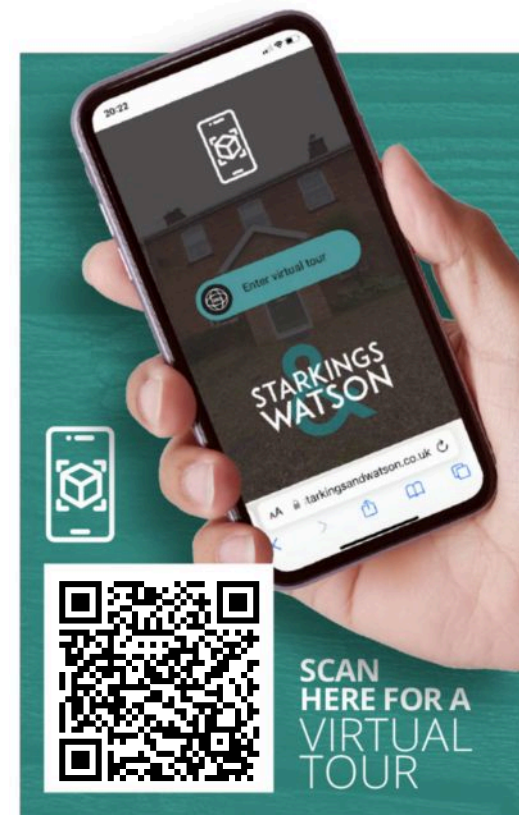
## FIND US

Postcode : IP23 8HX

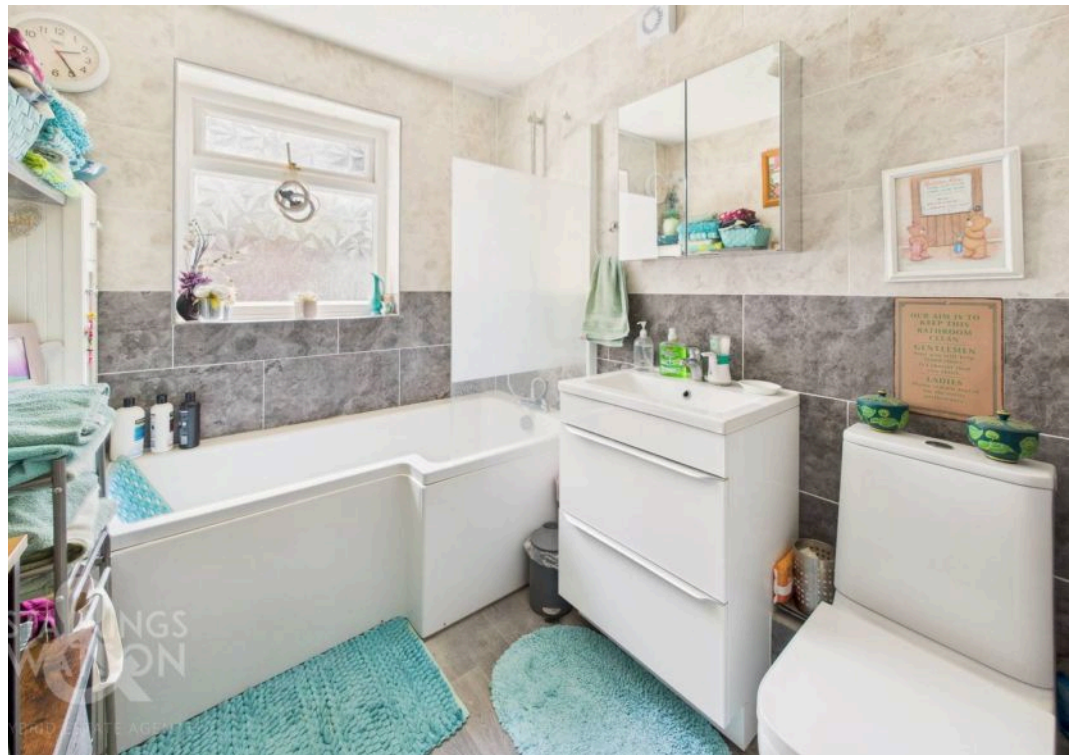
What3Words : ///older.unleashed.emailed

## VIRTUAL TOUR

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









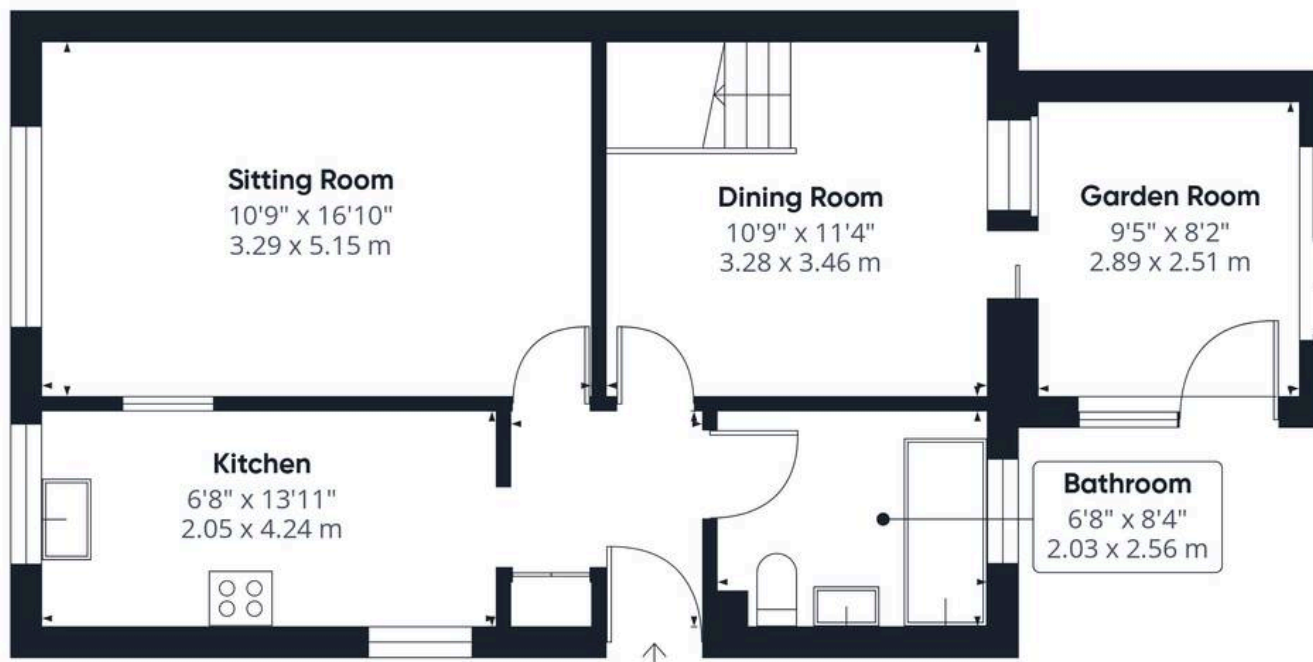


## THE GREAT OUTDOORS

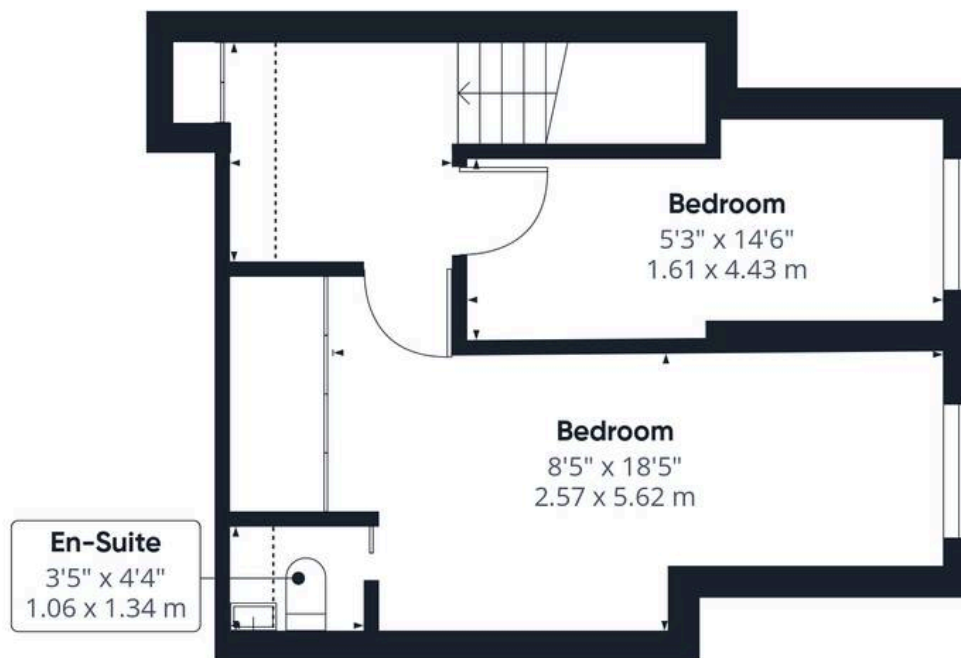
The rear garden offers a good degree of privacy and is enclosed with timber fencing. The garden is mainly laid to lawn with paving and planting areas. There is also a large timber built storage shed with a covered area to the front. A gate from the garden also leads to the driveway to the side meaning a car could be brought beyond into the garden if required.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

887 ft<sup>2</sup>

82.5 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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.