



Martins Meadow, Gislingham - IP23 8HZ





## Martins Meadow

Gislingham, Eye

Set in a quiet CUL-DE-SAC, this charming LINK-DETACHED HOME offers a versatile living space with a CONVERTED GARAGE/STUDY offering a versatile space. The property welcomes you through a HALLWAY ENTRANCE leading to a spacious 16' SITTING ROOM, complemented by a delightful CONSERVATORY, perfect for relaxation. The 18' KITCHEN and DINING ROOM provide a fantastic area for entertaining, while upstairs, the THREE BEDROOMS, including a generous 17' MAIN BEDROOM, offer ample space for comfortable living. A three piece FAMILY BATHROOM completes the accommodation. Outside, the low maintenance PRIVATE REAR GARDEN provides a serene retreat, ideal for enjoying the sunshine on the flagstone patio. The garden is adorned with a variety of shrubs and colourful plantings, creating a peaceful ambience. A large storage shed and timber fencing encapsulate the space, offering privacy and security. Access to the converted garage study space adds further versatility to this delightful home.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Link Detached House
- Cul-De-Sac Location
- Three Bedrooms
- 16' Sitting Room with Conservatory
- 18' Kitchen & Dining Room
- Converted Garage Studio/ Study
- 17' Main Bedroom
- Low Maintenance Private Rear Garden

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

The property can be found in this quiet cul-de-sac set back from the road initially to a tandem brick weave driveway bordered by a well maintained and colourful garden with enclosed, well established shrubs. Access at the front of the property can be found to the converted garage, study space and storage room with shallow steps leading up the main entrance beneath an open porch.

## THE GRAND TOUR

Stepping inside, the hallway entrance lobby offers doors opening to all ground floor living accommodation as well as a convenient two piece WC to the left and stairs rising to the first floor with storage beneath. To the left, into the kitchen tiled flooring can be found underfoot for ease of maintenance as well as a range of wall and base storage units with integrated appliances including a double oven, inset electric hob and extractor with under counter space and plumbing available for a washing machine and dishwasher as well as a useful storage cupboard at the side of the room and access outside to the garden passageway. Moving through the property to the 16' sitting room, wood effect laminate flooring can be found with space for soft furnishings centred around an exposed wood burner and French doors opening to the conservatory offering double glazing throughout and panoramic views to the private rear garden. The home study/storage room can be found from the garden and the front of the property, offering glazed windows and doors providing a multitude of uses or could easily be reversed back to a garage.

Heading upstairs to the carpeted first floor landing, loft access can be found above as well as a useful integrated storage cupboard to the left. Two bedrooms can be found to the right from the landing, both offering carpeted flooring uPVC double glazed windows with the smaller of the two rooms including an integrated wardrobe. The other side of the hall opens to the 17' main bedroom with part vaulted ceilings, integrated double wardrobe and carpeted flooring. Completing the accommodation, the family bathroom offers a wet room style with shower and a low level heated towel rail.

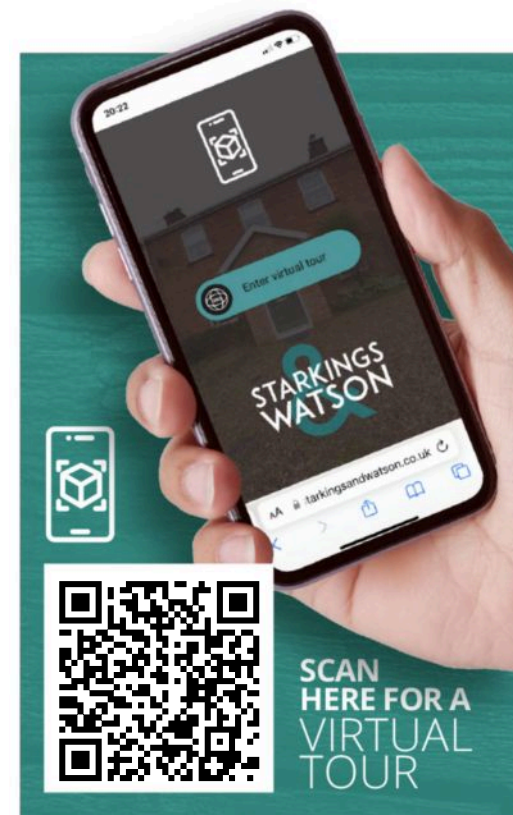
## FIND US

Postcode : IP23 8HZ

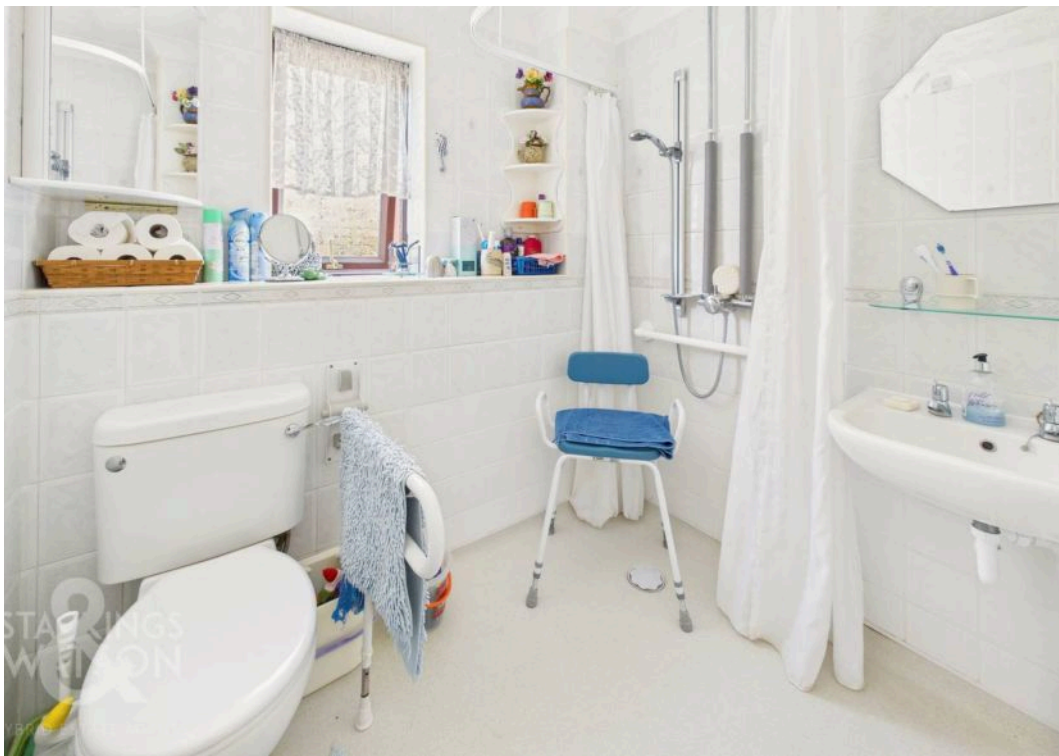
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## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

Stepping outside, the low maintenance rear garden is predominantly laid to a flagstone patio allowing for outdoor seating to enjoy the sunshine, a large storage shed can be found at the end of the garden and with a range of shrubs and colourful plantings surrounding the space, the property is enclosed with timber fencing and outside access can be found to the converted garage study space.





Ground Floor



Floor 1

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

1279 ft<sup>2</sup>

118.9 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

0.9 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





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