



Broadfields Close, Gislingham - IP23 8HY



Broadfields Close

Gislingham, Eye

Located in a quiet cul-de-sac opposite GREEN SPACE and close to the much requested LOCAL PRIMARY SCHOOL, is this charming THREE BEDROOMS SEMI-DETACHED FAMILY HOME which boasts over 1000 SQFT (STMS) of living space. Upon entry there is a welcoming entrance hallway leading to the spacious 18' Main Sitting/Dining Room with large window to the rear and a cosy WOODBURNER, ideal for cosy gatherings or lively entertaining. The separate kitchen to the front offers a functional layout for culinary delights, while on the first floor there are THREE AMPLE BEDROOMS and a family bathroom. Stepping outside you will find a well kept, private and ENCLOSED REAR GARDEN, a tranquil escape for all the family to enjoy. There is a DRIVEWAY to the front which is of huge benefit to the house with parking off road for 2/3 vehicles as well as a SINGLE GARAGE. This house would make an ideal next step on the ladder for any growing family within a popular village location.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House
- Cul-De-Sac Location
- Over 1000 SQFT (stms) Internally
- 18' Main Sitting/Dining Room
- Separate Kitchen
- Three Ample Bedrooms & Family Bathroom
- Private Enclosed Rear Gardens
- Driveway Parking For Multiple Vehicles & Garage

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 there is shingled and hard standing parking to the front for multiple vehicles off road. The driveway leads to the single garage with an up and over door. The main entrance door is found to the front which has been newly fitted.

THE GRAND TOUR

Entering the main entrance door to the front there is a welcoming hallway with wood effect flooring and stairs to the first floor landing as well as understairs storage. There is a door to the right into the kitchen and a door beyond to the main reception space. The kitchen offers a range of fitted wall and base level units with rolled edge worktops over as well as space for a range of white goods as well as free standing oven and hob. The spacious and extended main sitting/dining room offers plenty of space for all the family to enjoy. There is a large replacement window to the rear overlooking the garden as well as a fireplace housing an inset woodburner. Beyond the sitting room is a useful rear porch leading to the garden.

Heading up to the first floor landing there are two double bedrooms and one single with one of the rooms benefitting from built in wardrobes. There is also a family bathroom with bath and shower over, w/c and hand wash basin.

FIND US

Postcode : IP23 8HY

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VIRTUAL TOUR

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



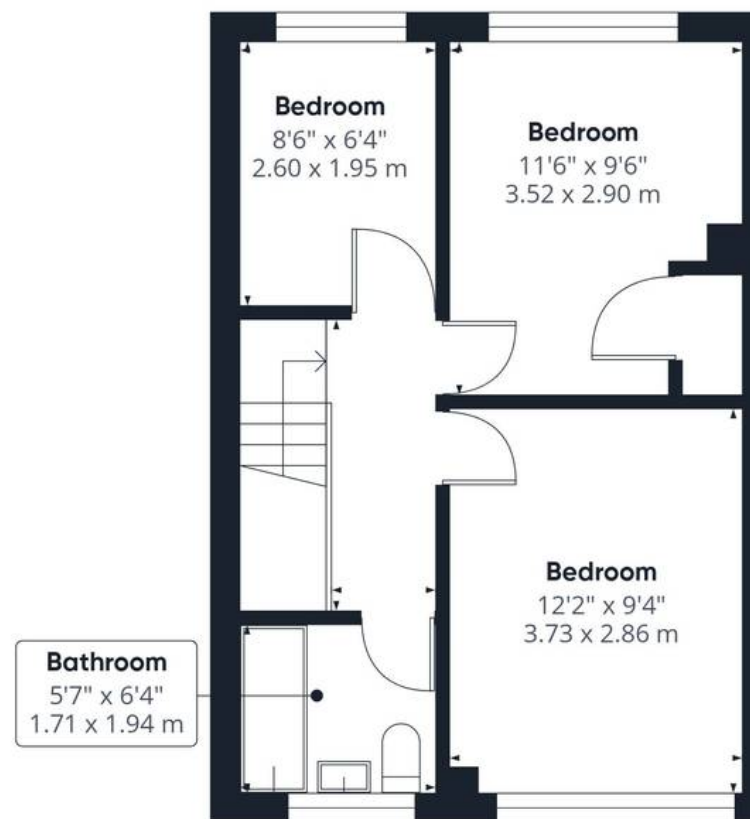
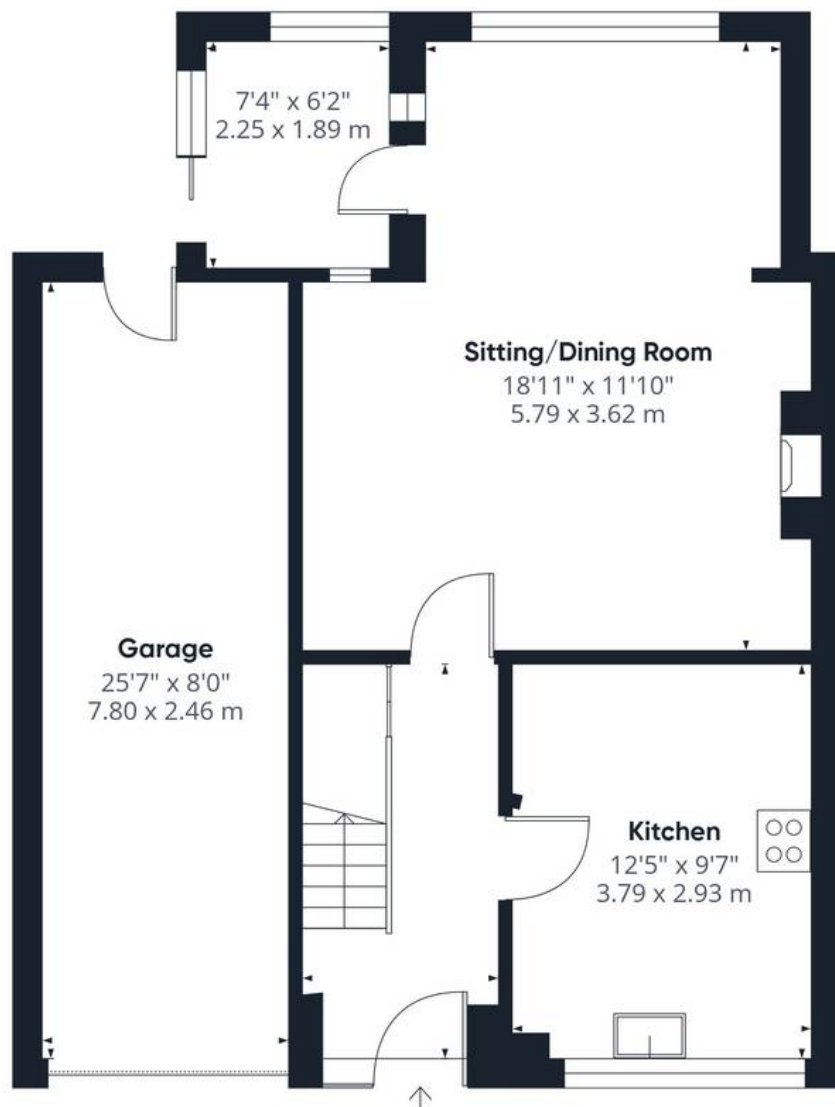




THE GREAT OUTDOORS

The rear garden is a pleasant and sunny enclosed space with a good degree of privacy. There is a paved patio area with seating options to the rear of the house with a rear door into the attached garage. There is a main area of lawn with mature trees and shrubs, a timber shed and the oil tank. The garden is enclosed with timber fencing and there is a gate to the rear providing rear access to the garden.





Floor 1

Approximate total area⁽¹⁾

1069 ft²

99.5 m²

(1) Excluding balconies and terraces

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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