



Broadfields Road, Gislingham Eye IP23 8HX

welcome to

Broadfields Road, Gislingham Eye

A versatile two bedroom semi-detached property situated in the sought after village location of Gislingham. Benefits from a front aspect kitchen, two reception rooms, conservatory that over looks the rear enclosed garden and off road parking.

Location

The popular village of Gislingham, located on the North Suffolk Borders, has a good range of amenities including a Church, post office store, village hall and an excellent village school, whilst also being within the Hartismere School Catchment area. There is also a strong and active local community, with many weekly activities and clubs for all ages.

Within the surrounding countryside there are also wonderful walks and cycling trails, including Redgrave and Lopham Fen, Thornham walks and Knettishall Heath.

The bustling market town of Diss is only a short drive from the property, offering an excellent range of shopping facilities including major supermarket chains and a wide selection of restaurants, with the added benefit of Diss Train Station providing regular transport links to Norwich and London. Whilst also offering sporting facilities and an 18-hole golf course.

The historic market town of Bury St Edmunds is approximately 17 miles to the south west.

Accommodation

Entrance Hall

Side aspect double glazed door, laminate flooring, built in storage cupboard and doors to;

Lounge

16' 10" x 10' 8" (5.13m x 3.25m)

Front aspect double glazed window, two radiators, carpet, tv and telephone points.

Reception Room

11' 3" x 10' 8" (3.43m x 3.25m)

Rear aspect double glazed sliding patio doors leading out into the conservatory, laminate flooring, radiator, under stairs storage cupboard and stairs leading to the first floor.

Conservatory

9' 5" x 8' 2" (2.87m x 2.49m)

Rear aspect double glazed sliding patio doors leading out to the rear garden, side aspect double glazed window and door, wooden effect laminate flooring and wall mounted lighting.

Kitchen

13' 11" x 6' 5" (4.24m x 1.96m)

Front aspect double glazed window. Fitted kitchen with wall and base units, stainless steel sink and drainer, one and a half bowls, tiled splash back, work surfaces, integrated electric oven with ceramic hob and extractor fan, spaces for washing machine, dishwasher and fridge/freezer.

Bathroom

Rear aspect double glazed window, p-shaped bath with shower over and glass shower screen, low level flush wc, wash hand basin in vanity unit, part tiled walls, laminate flooring and heated towel rail.





Landing

Carpet, radiator and built in storage within the eaves. Doors to;

Bedroom One

18' 9" Max x 11' 8" (5.71m Max x 3.56m)

Rear aspect double glazed window, carpet, radiator, three single built in wardrobes and door to;

En Suite

Sliding wooden door to master bedroom, low level flush wc, wash hand basin, sensor light and carpet.

Bedroom Two

14' 6" Max x 6' 2" (4.42m Max x 1.88m)

Rear aspect double glazed window, radiator and carpet.

Outside

To the side of the property is a brick weaved driveway providing off road parking for multiple vehicles.

To the rear of the property is a laid to lawn area fully enclosed via fencing, access to a large timber shed which benefits from electric and gated access to the driveway.

Services

Mains Electricity
Mains Water
Mains Drainage
Oil Fired Central Heating

Council Tax Band: B



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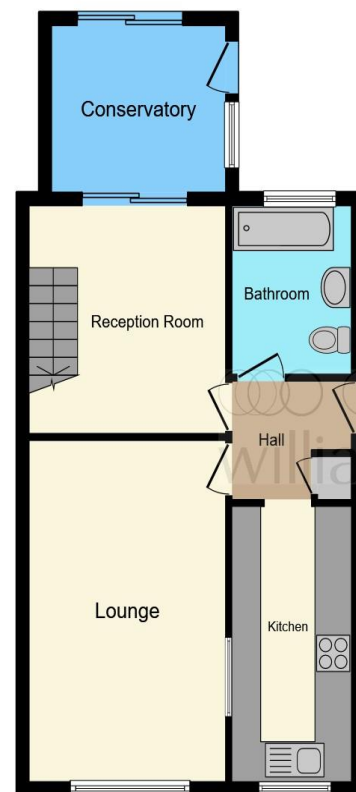
welcome to

Broadfields Road, Gislingham Eye

- Semi Detached Chalet Style Bungalow Situated In A Popular Location
- Two Reception Rooms And Conservatory
- Kitchen With Spaces For Appliances
- Master Bedroom With Built In Wardrobes And En-Suite
- One Further Bedroom And Family Bathroom
- Enclosed Rear Garden With A Large Timber Shed
- Off Road Parking For Multiple Vehicles
- Benefits From Oil Fired Central Heating

Tenure: Freehold EPC Rating: D

£225,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
DSS110115 - 0003

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