



**Burgate House Burgate Road, Gislingham Eye IP23 8JX**

**welcome to**

## **Burgate House Burgate Road, Gislingham Eye**

**\*\*COUNTRYSIDE VIEWS\*\*** A well presented detached family home situated in the sought after village location of Gislingham. The property boasts from a wealth of accommodation throughout and benefits from a double garage with ample 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**

Front aspect double glazed window and door, tiled flooring, recessed spot lights, radiator, stairs leading to the first floor and doors to;

#### **Cloakroom**

Side aspect double glazed window, low level flush wc, wash hand basin in a vanity unit, radiator, extractor fan and tiled flooring.

#### **Study**

7' 9" x 6' 9" ( 2.36m x 2.06m )

Front aspect double glazed window, radiator and tiled flooring.

#### **Lounge**

20' 1" x 12' 4" ( 6.12m x 3.76m )

Dual aspect double glazed windows, rear aspect double glazed french doors leading out onto the decking area, wall mounted lighting, fireplace housing a wood burning stove, carpet, two radiators, tv and telephone points.

#### **Kitchen/ Breakfast Room**

20' x 10' 7" ( 6.10m x 3.23m )

Dual aspect double glazed windows, door leading into the utility and double doors leading into the dining room. Fitted kitchen with wall and base units, under counter lighting, breakfast bar, work surfaces with inset sink and drainer, one and a half bowls, space for dishwasher, integrated Hotpoint microwave, oven and induction hob with extractor fan. Recessed spot lights, tiled flooring and radiator.

#### **Utility Room**

7' 1" x 7' 8" ( 2.16m x 2.34m )

Rear aspect double glazed window and side aspect double glazed door. Fitted wall and base units, composite sink and drainer, wooden work surfaces, tiled splash back, radiator, tiled flooring, spaces for washing machine, tumble dryer and full height fridge/freezer.

#### **Dining Room**

11' 2" x 12' 1" ( 3.40m x 3.68m )

Rear aspect double glazed french doors leading out into the garden, carpet and radiator.





### Landing

Front aspect double glazed window, carpet, recessed spot lights, loft hatch and airing cupboard. Doors to;

### Bedroom One

12' 5" x 15' 11" Into Recess ( 3.78m x 4.85m Into Recess )  
Rear aspect double glazed window, carpet, two double fitted wardrobes, radiator and door to;

### En-Suite

Front aspect double glazed window, panelled bath, corner shower cubicle with a fully plumbed shower, heated towel rail, low level flush wc, pedestal wash hand basin, recessed spot lights, shaver socket, part tiled walls and tiled flooring.

### Bedroom Two

10' 8" x 14' 6" ( 3.25m x 4.42m )  
Rear aspect double glazed window, built in double wardrobe, carpet and radiator.

### Bedroom Three

11' x 9' 5" ( 3.35m x 2.87m )  
Front aspect double glazed window, built in double wardrobe, carpet and radiator.

### Bedroom Four

11' 2" extending to x 9' 9" ( 3.40m extending to x 2.97m )  
Rear aspect double glazed window, carpet and radiator.

### Bathroom

Front aspect double glazed window, panelled bath with mixer taps and shower attachment, heated towel rail, low level flush wc, pedestal wash hand basin, recessed spot lights, shaver socket, part tiled walls and tiled flooring.

### Outside

To the front of the property is a brick weaved driveway providing off road parking for multiple vehicles with access to the double garage.

The rear garden is mainly laid to lawn with mature planted flower borders, raised decking area making this a perfect spot to relax and dine in throughout the summer months with field views to the side, outside lighting and fully enclosed via fencing.

### Double Garage

Up and over doors, electric.

### Services

Mains Electricity  
Mains Water  
Mains Drainage  
Oil Fired Central Heating

### Council Tax Band: E



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## Burgate House Burgate Road, Gislingham Eye

- Detached Family Home With Countryside Views
- Modern Kitchen/Breakfast Room With Utility Room
- Two Reception Rooms And Study
- Master Bedroom With Fitted Wardrobes And En-Suite
- Three Further Double Bedrooms
- Family Bathroom And Ground Floor Cloakroom
- Enclosed Rear Garden With Raised Decking Area
- Double Garage With Off Road Parking For Multiple Vehicles

Tenure: Freehold EPC Rating: C

**£525,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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