



**Martins Meadow, Gislingham Eye IP23 8HZ**



**welcome to**

## **Martins Meadow, Gislingham Eye**

A well presented and spacious three bedroom link detached house situated in the popular Mid-Suffolk village of Gislingham. Comprising a kitchen, spacious lounge, conservatory, downstairs cloakroom and family bathroom. Enclosed garden and converted garage with off road parking.

### **Location**

Gislingham is a highly regarded village and has a good range of basic amenities including a local village store, Post Office amenities weekly and a wonderful range of Community Events held throughout the year in the Village Hall. Gislingham is ideal for young families including an excellent village school re-built in 2004, a childrens play park, Charity Meadow and large playing field. Gislingham is closely surrounded by various points of interest including Thornham Woods and the picturesque Four Horse Shoes pub.

Gislingham is located just 7.7 miles from Diss and 9.2 miles from Stowmarket. Both towns offer a much wider array of day-today amenities and recreational facilities including many shops, supermarkets, schools, health facilities, sports facilities, regular bus service and the main line railway station to London and Norwich.

### **Accommodation**

#### **Entrance Hall**

Side aspect double glazed window and door, laminate flooring, under stairs cupboard, radiator and doors to:

#### **Cloakroom**

Front aspect double glazed window, low level flush w/c, hand wash basin, radiator, part tiled walls and flooring.

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

17' 11" x 10' 2" ( 5.46m x 3.10m )  
Front aspect double glazed window and side aspect double glazed door. Fitted kitchen with a range of wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, plumbing for washing machine and dishwasher, space for full height fridge/freezer, integrated appliances include electric hob with cooker hood and eye level electric oven. Pantry cupboard and lino flooring.

#### **Lounge**

17' 2" Into Recess x 11' 8" ( 5.23m Into Recess x 3.56m )  
Rear aspect double glazed window and french doors leading to the conservatory, tv point, wood effect flooring, radiator, inset shelving within the alcoves and brick fireplace with a wood burning stove.

#### **Conservatory/ Dining Area**

Dual aspect double glazed windows and side aspect double glazed french doors leading out into the rear garden. Tiled flooring with under floor heating.

#### **Landing**

Side aspect double glazed window, carpet, loft access, airing cupboard and doors to:

#### **Bedroom One**

17' 2" x 11' 1" Into Recess ( 5.23m x 3.38m Into Recess )  
Two front aspect double glazed windows, carpet, built in wardrobe and radiator.





### **Bedroom Two**

11' 9" x 9' 5" Into Recess ( 3.58m x 2.87m Into Recess )  
Rear aspect double glazed window, carpet and radiator.

### **Wet Room**

Side aspect double glazed window, wc, hand wash basin, shower, fully tiled walls and heated towel rail.

### **Bedroom Three**

Rear aspect double glazed window, built in wardrobe, carpet and radiator.

### **Outside**

To the front of the property is a well maintained garden including mature hedging and shrubs, a brick weaved driveway providing off street parking for two cars with access to the converted garage.

The rear garden is mainly paved with various planted flowers, garden shed, oil tank, enclosed via fencing and side gate leading to the front of the property.

### **Converted Garage**

20' 8" x 8' 6" ( 6.30m x 2.59m )

The garage has been converted into a home office and store room, both with glazed windows and doors. This could be converted back to a single garage if needed.

### **Services**

Mains Electricity  
Mains Water  
Mains Drainage  
Oil Fired Central Heating

**Council Tax Band: C**



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## Martins Meadow, Gislingham Eye

- Link Detached Family Home
- Kitchen with Integrated Appliances
- Spacious Lounge & Conservatory
- Three Bedrooms
- Cloakroom & Family Bathroom
- Low Maintenance Enclosed Rear Garden
- Converted Garage Into A Home Office
- Desirable Village Location

Tenure: Freehold EPC Rating: Awaited

offers in the region of

**£300,000**



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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