



**Mill Stone House Mill Street, Gislingham Eye IP23 8JT**

**welcome to**

## **Mill Stone House Mill Street, Gislingham Eye**

A beautifully presented 4-bedroom detached home in Gislingham, Eye, featuring a modern open-plan kitchen/dining area with integrated appliances, underfloor heating, and dual aspect wood burner. Boasting two en-suites, a spacious south-facing garden with field views, and a garage with driveway.

### **Description**

Nestled in the picturesque village of Gislingham, this beautifully presented four-bedroom detached house offers spacious and modern living ideal for families seeking comfort, style, and countryside charm.

On the ground floor, you are welcomed into a generous and contemporary open-plan kitchen and dining area. The kitchen is sleek and modern, featuring integrated appliances including a double oven and dishwasher. With ample workspace and storage, it effortlessly flows into the dining and relaxation area, which comfortably accommodates a dining table and sofa. A striking dual aspect wood burner adds a cosy, stylish focal point, while under floor heating ensures year-round comfort.

The separate lounge is a cosy retreat, also benefiting from under floor heating and the dual aspect wood burner, creating a warm and inviting atmosphere. A utility room and convenient downstairs W/C add to the practicality of the ground floor.

Upstairs, the property boasts four bedrooms - three generous doubles and a fourth ideal as a nursery or study. Two of the double bedrooms enjoy the luxury of modern en-suite shower rooms, while the family bathroom is finished to a high standard, complete with a contemporary bathtub and fittings.

Outside, the property continues to impress with a large, south-facing rear garden. Enjoy beautiful field views from the spacious patio, perfect for outdoor entertaining or quiet evenings, while the well-maintained turfed area offers plenty of room for children to play. The home also benefits from a driveway and garage, providing ample off-road parking.

This exceptional property blends contemporary living with countryside tranquillity - a must-see home in a sought-after location.

### **Entrance Porch**

Front door, window to side aspect, tiled flooring.

### **Entrance Hall**

Under floor heating, access to lounge and cloakroom, air source pump.

### **Lounge**

10' 1" x 16' 1" ( 3.07m x 4.90m )  
Dual aspect wood burner, window to front aspect, under floor heating.

### **Cloakroom**

Window to side aspect, wash basin, W/C, water softener.

### **Kitchen And Dining Room**

Irregular Shaped Room 26' 1" x 20' 2" ( 7.95m x 6.15m )  
Window to rear aspect, wall and base units, electric hob, extractor fan, integrated double oven, dishwasher, built in sink, pantry cupboard.  
Connected to Dining area with under floor heating, dual aspect wood burner, spotlights and Bi-fold doors.

### **Utility Room**

6' 11" x 9' 10" ( 2.11m x 3.00m )  
Hard flooring, wall and base units, plumbing.

### **Landing**

Loft hatch, airing cupboard, carpet flooring.

### **Bedroom 1**

16' 3" into recess x 10' 3" ( 4.95m into recess x 3.12m )

Window to front aspect, built in wardrobe, radiator, carpet flooring.

### **En-Suite**

Window front aspect, W/C, shower cubical, wash basin, spot lights, tiled flooring.

### **Bedroom 2**

10' 1" x 11' 10" into recess ( 3.07m x 3.61m into recess )  
Window to rear aspect, radiator, carpet flooring.

### **Bedroom 3**

7' 8" x 9' 2" ( 2.34m x 2.79m )  
Window to front aspect, radiator, access to en-suite, built in wardrobe, carpet flooring.

### **En-Suite**

W/C, shower cubical, wash basin, spot light.

### **Bedroom 4**

6' 11" x 8' 2" ( 2.11m x 2.49m )  
Window to rear aspect, radiator, carpet flooring.

### **Bathroom**

Window to rear aspect, W/C, bath tub, radiator, tiled walls, lino flooring.

### **Loft Space**

Partially boarded, fully insulated, ladder.

### **Rear Garden**

Patio area, turfed, side gate access, fenced for boundary, field views.

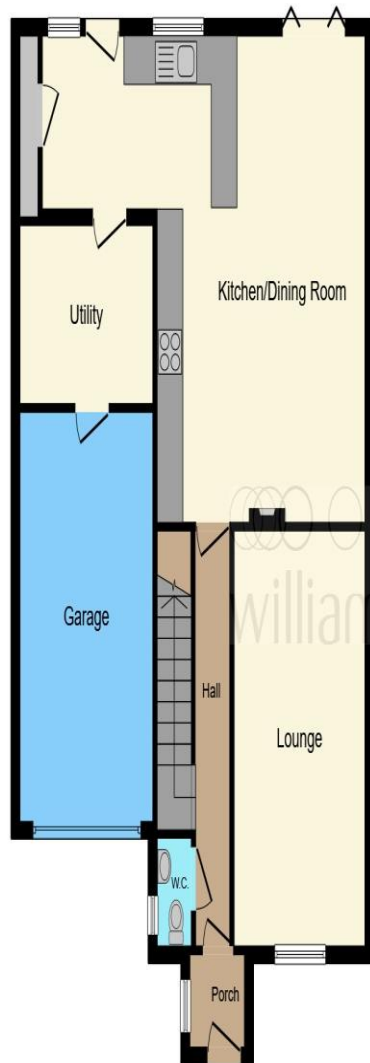
### **Parking**

Shingle driveway.

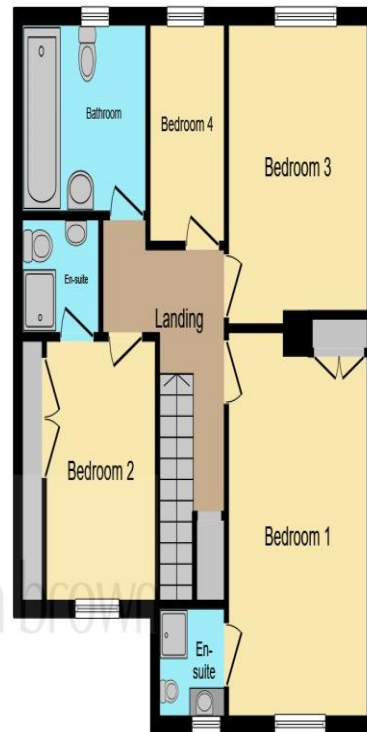
### **Garage**

15' x 9' 11" ( 4.57m x 3.02m )





**Ground Floor**



**First Floor**

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)



**welcome to**  
**Mill Stone House Mill Street,**  
**Gislingham Eye**

- Beautifully presented 4-bedroom detached home
- Dual aspect wood burner
- Downstairs W/C and two en-suites
- Utility room
- Driveway and garden

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

offers in the region of  
**£550,000**



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