



35

35 POPPY WAY  
GISLINGHAM, EYE IP23 8LA



## An immaculate detached bungalow on a sought-after residential development

**35 Poppy Way is an attractive detached bungalow built approximately three years ago by Lovell Homes. It is situated near the end of a cul de sac overlooking open a designated open space. The vendors have enhanced and upgraded the specification and it is immaculately presented throughout together with a delightful landscaped garden. There is a drive to the right of the property for two cars and a garage.**

**The kitchen/dining room has been fitted with a comprehensive and attractive range of wall and base units and the vendors have upgraded the worksurfaces to Corian. French doors open from the sitting room to the garden. The principal bedroom is to the front with a well-appointed ensuite shower room and there is a superb main bathroom. There are two further bedrooms. The vendors have also replaced the carpets throughout.**

**There is a border to the front of the property which has been planted with a wide array of shrubs. The rear garden is a delight and has been landscaped to include a terrace for**

**entertaining, lawn area and established planting.**

### LOCATION

Gislingham is a hugely popular location being close to both Eye (shops, medical facilities and Hartismere School & Sixth form) and Diss which offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

### SERVICES

Central heating via air heat source pump. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

### LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band D

### ENERGY PERFORMANCE

B Rating



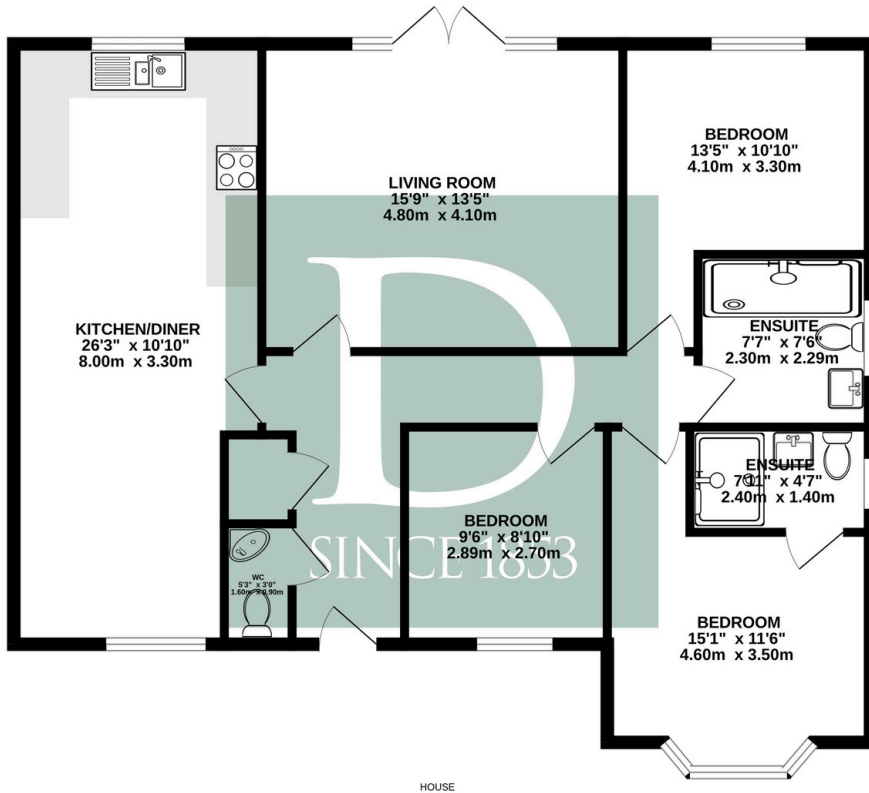






## FLOOR PLANS

### GROUND FLOOR 1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### GROUND FLOOR 260 sq.ft. (24.1 sq.m.) approx.



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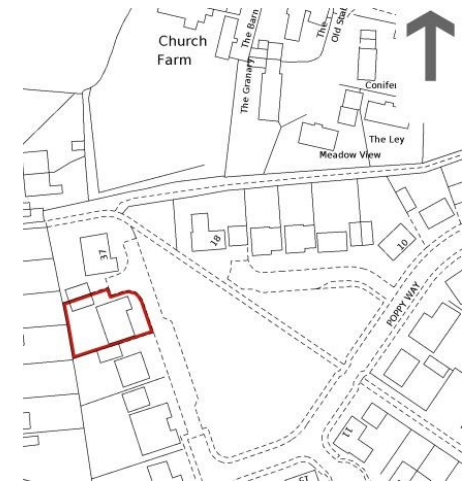
## VIEWING

Viewing is strictly by arrangement with the vendors' Agent Durrants, please call 01379 642233.

## BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management.

## LOCATION



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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