



HAWTHORN HOUSE

SPRING CLOSE, GISLINGHAM, IP23 8GZ



A spacious and well-presented 4 bedroom detached home with an established garden in a delightful residential cul-de-sac location in a sought-after village

The property is an attractive, spacious and well-appointed detached family house located in a delightful cul-de-sac within a sought-after village. It has parking to the front for several cars in front of the detached garage. There is a large area of lawn to the front with an impressive walnut tree.

The front door opens to a spacious entrance hall with doors to all ground floor rooms. The triple aspect sitting room is a delightful space with feature fireplace and French doors to the garden. Above these outside is an electric sun awning. The dining room is to the front and there is a separate study which the vendors currently use as a breakfast room. The kitchen is comprehensively fitted with an attractive range of wall and base units and there is a useful utility room. A cloakroom completes the ground floor. There are 4 double bedrooms on the first floor with the principal having the benefit of an ensuite shower room.

The detached garage is to the front with the oil tank discreetly positioned behind. The rear garden is a delightful feature of the property

laid principally to lawn and edged with established borders. There is also a paved terrace for alfresco entertaining.

LOCATION

The popular village of Gislegham is 6.3 miles from the historic market town of Eye. Gislegham has a real sense of community and at its heart is a Grade I Listed church together with outstanding Ofsted rated primary school and is a feeder school to the popular Hartismere School, which is one of the top-performing state schools in the region. There is a small village shop, village hall and playing field. Gislegham is surrounded by Suffolk countryside and numerous country walks on the doorstep.

SERVICES

Oil fired central heating. Mains electrics, water and drainage. (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 E



4



3



2



9 miles



EPC





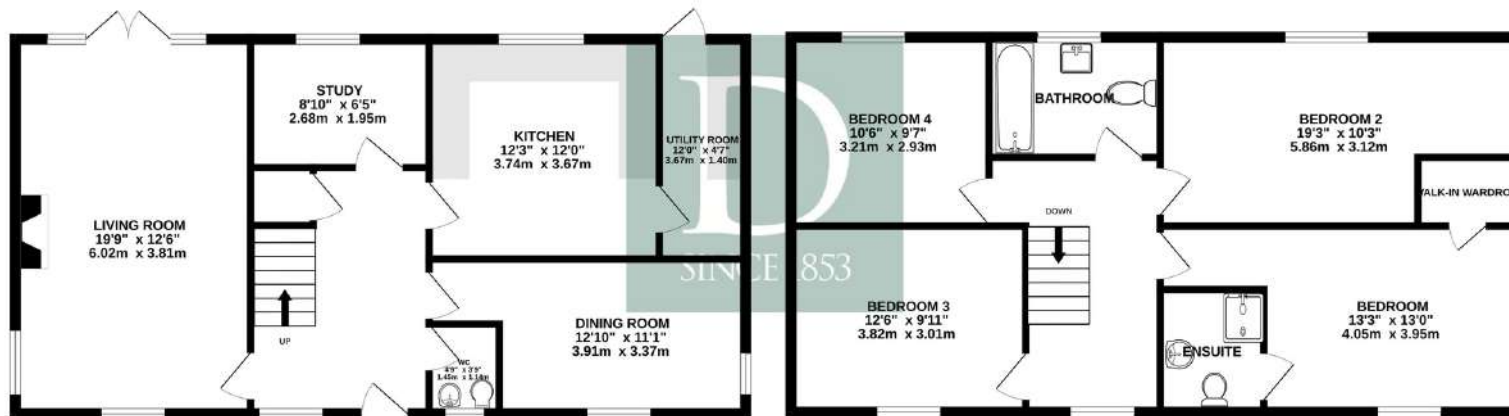


FLOOR PLAN

LOCATION MAP

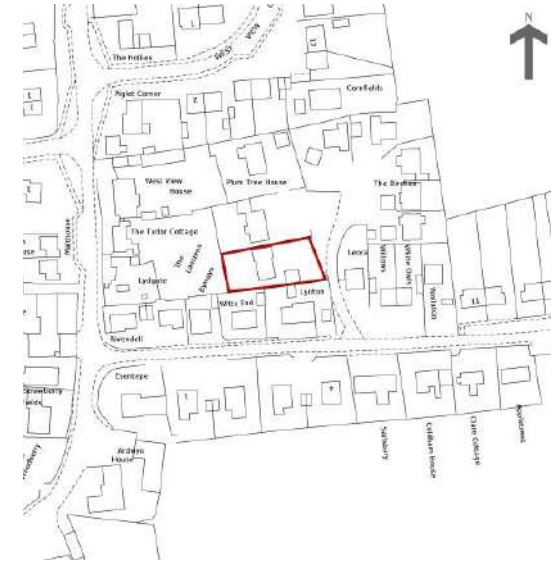
GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.

1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 1543 sq.ft. (143.3 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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