



MILL STONE HOUSE

MILL STREET, GISLINGHAM, IP23 8JT



A superbly appointed detached house, built by the current vendors in 2018 in a sought-after village with delightful field views

The property is an imposing detached family house, built by the current vendors for their own occupation in 2018. It has been built with an excellent layout, offering space and versatility.

The front door opens to the entrance hall with a cloakroom to the front. There is a sitting room with double-sided fireplace and woodburning stove. The principal living space is open plan offers an excellent area for family living and entertaining. There is the sitting area centred around the fireplace and the dining area is to the rear with bi-folding doors to the garden. The impressive kitchen has been fitted with a comprehensive range of wall and base units and a breakfast bar. There is the added benefit of a separate utility room with direct access into the integral garage.

On the first floor are four bedrooms. The principal is to the front with an ensuite shower room and there is a further ensuite to one of the other bedrooms. In addition there is a family bathroom. The rear bedrooms enjoy delightful field views.

There is a gravel driveway to the

front with parking for several cars and the rear garden has been landscaped with a delightful alfresco entertaining area. The vendors have deliberately kept the rear fence low to enjoy the open country views over the adjacent farmland.

LOCATION

The popular village of Gislingham is 6.3 miles from the historic market town of Eye. Gislingham has a real sense of community and at its heart is a Grade I Listed church together with outstanding Ofsted rated primary school. There is a small village shop, village hall and playing field. Gislingham is surrounded by Suffolk countryside and numerous country walks on the doorstep.

SERVICES

Air source heat pump. Underfloor heating and radiators. 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



2



3



9 miles



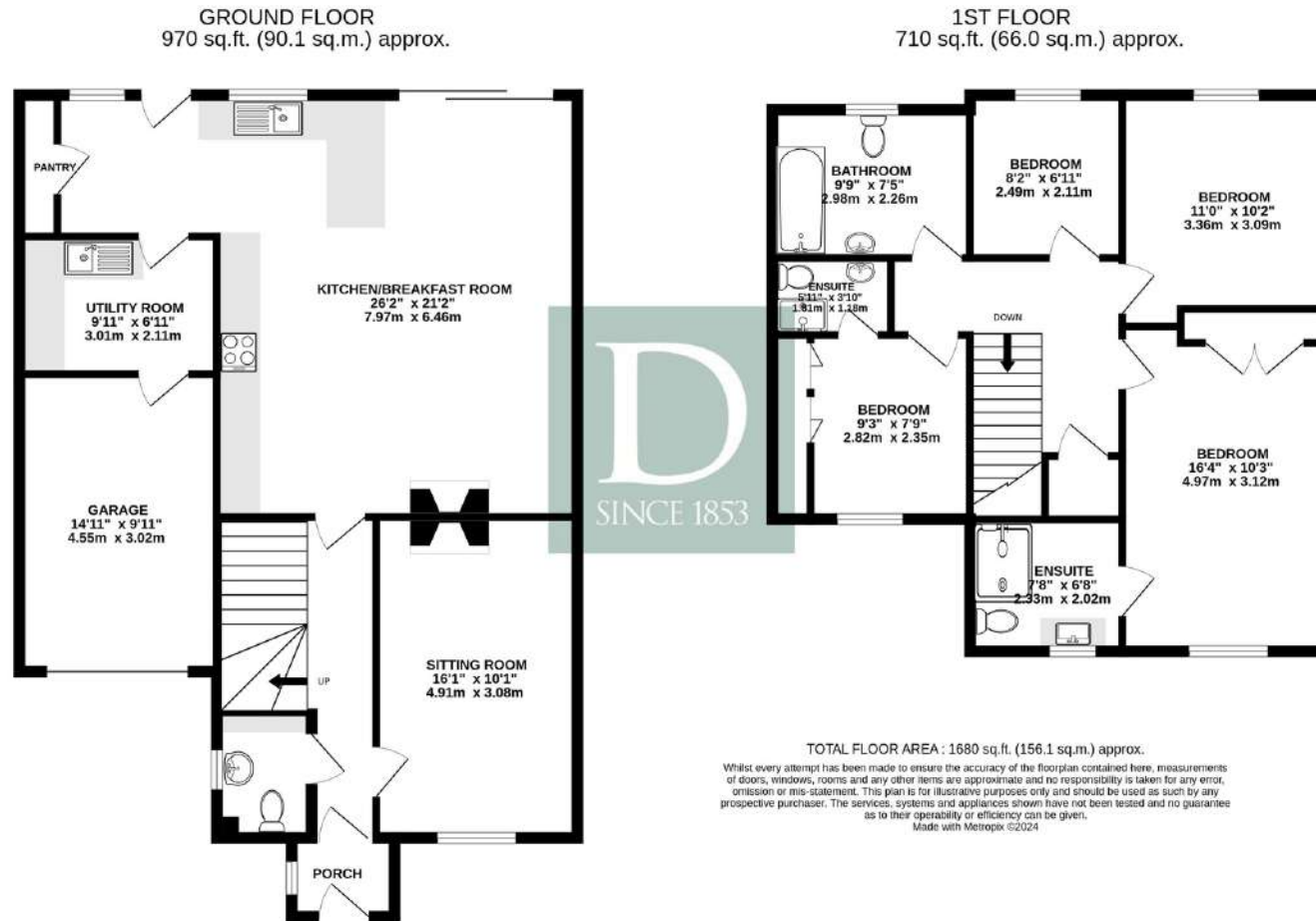
EPC



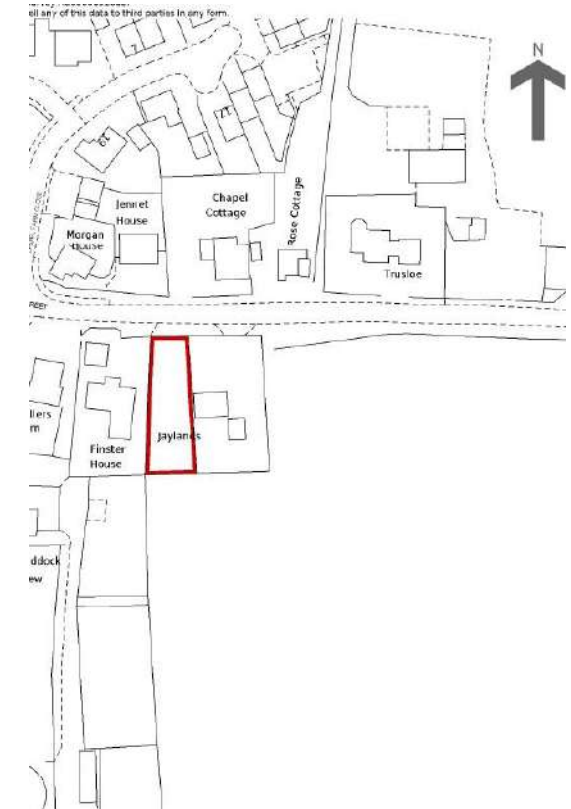




FLOOR PLAN



LOCATION MAP



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

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**

Email : diss@durrants.com