



OLD FORGE

1 WILLOW CLOSE, GISLINGHAM, EYE, IP23 8LE



A superbly presented detached single storey home with immaculate accommodation, integral garage and partly walled garden. On an exclusive development of just 5 properties.

The property is an impressive detached single storey property with excellent walled garden on an exclusive development of just 5 dwellings built in a barn style to reflect a modern farmyard. The layout has been cleverly designed with all the living space to one end and being completely vaulted and south facing opening on to the terrace and garden beyond.

The bespoke kitchen is comprehensively fitted with an attractive of shake style units with island and Quartz worksurfaces. There is also an excellent pantry area.

The property benefits from a spacious utility/boot room with door to outside.

The principal bedroom has fitted wardrobes and an ensuite shower room. There are two further bedrooms and a superb bathroom with large freestanding Lusso bath and separate shower cubicle.

There is an attached garage with driveway providing additional parking for approximately three cars. There is an EV car charger.

The gardens are a delightful feature

and have been landscaped by the current vendor. There is a large terrace for alfresco dining with a pergola with folding roof. The gardens are partly walled and laid principally to lawn.

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. The larger town of Diss is 9.9 miles away offering many amenities including supermarkets, leisure centre and mainline station to Norwich, Cambridge and London.



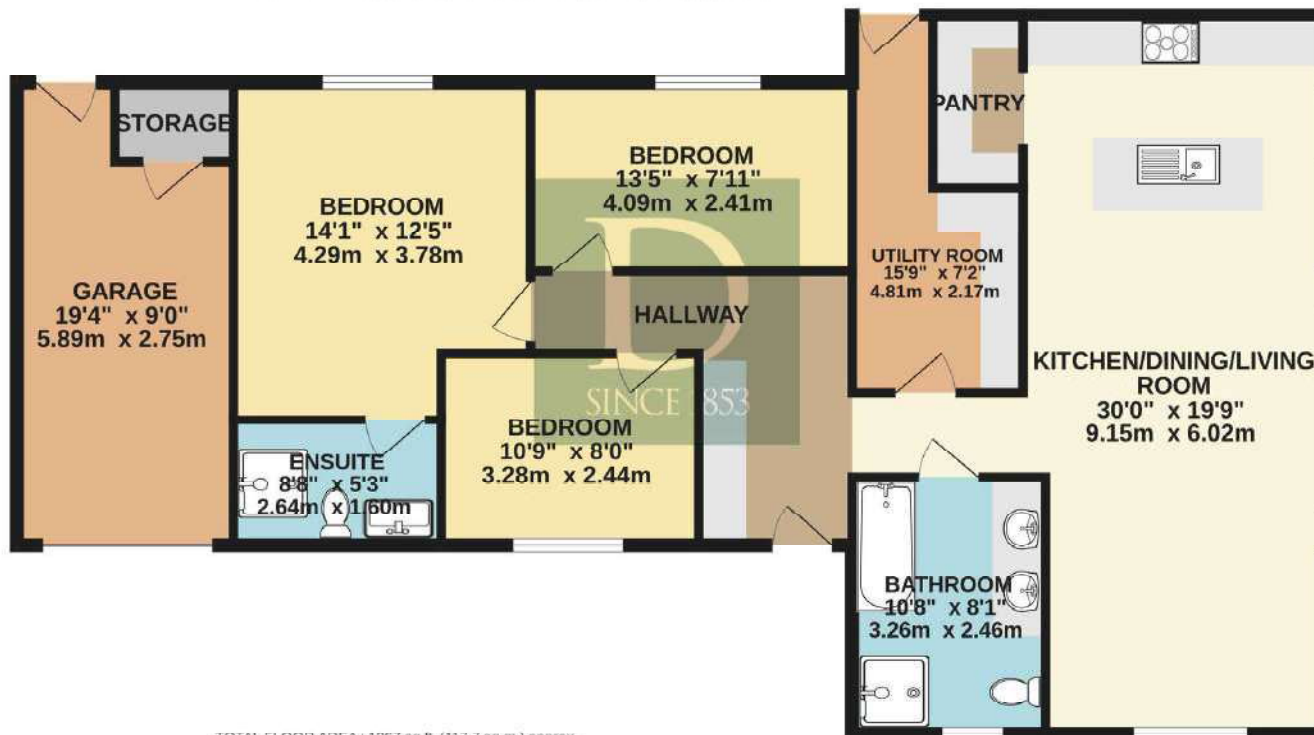






FLOOR PLAN

GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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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SERVICES

Central heating via Air source heat pump. The vendors have also installed solar panels. Mains electric and water are connected with drainage via private treatment plant. (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

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 - please contact the team directly.

WARRANTY

Remainder of 10 year ICW Warranty.

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

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CONTACT US

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

Tel : **01379 642233**

Email : **diss@durrants.com**

