



5 Poppy Way  
Gislingham | Eye | Suffolk | IP23 8LA

**FINE & COUNTRY**

# SPACIOUS MODERN HOME



Built just five years ago, this sunny family home in a vibrant village is also extremely economical to run being entirely electric and with air source heating. It's deceptively spacious too with four bedrooms, three bathrooms, space to work from home and a ground-floor layout ideal for entertaining.







# KEY FEATURES

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- Beautiful four bedroom detached Property
- Five years of Warranty remaining
- Peaceful village location
- Detached garage
- South facing and beautifully kept garden
- Fantastic home office
- Large principal bedroom with en suite shower
- A short drive to Diss and its train links to London
- Lapsed planning for a front porch
- A lovely family home

A pleasing palette of tried and tested styles and materials, this detached double-fronted house deploys many much-loved and familiar components of English housing – red bricks under pantiles, with sash windows arranged around a central front door in perfect symmetry. But while the exterior is timeless, the interior is decidedly modern with the emphasis on how we live – and work – in the 21st century.

## Step Inside

“Everybody who visits says how much bigger the house feels inside than you would think,” says the owner. And certainly the unusual shape of the entrance hall is a factor in this impression. Instead of the standard 90-degree angles and regular corners, the hall opens up behind the staircase where doorways to the living room and kitchen are placed on a 45-degree plane. It’s this atypical arrangement that, says the owner, “makes it feel really open”, adding, “it’s really good for parties”. The kitchen is of a size that means the working part occupies just two elevations, leaving ample space for in-kitchen dining. A long run of countertops offers plenty of prep space and all appliances are hidden behind shaker cabinetry in a cool sage green. Of special note in here is the treatment of the wall behind the hob. Where you might usually find tiling is some Venetian plastering – a kind of stucco made of a combination of lime plaster and marble with some very beneficial properties. Beautiful to look at with a pearlescent sheen, this wipe-clean surface protects from mould and has thermal properties which help the room stay warm in winter and cool in summer. Highly practical as well as elegant, it’s a wonder that this ancient technique isn’t more widely used! At the front of the house are two home offices, the larger of which is of a size that would work well as a dining room or snug.





# KEY FEATURES

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## Summer Living

Both the sizable sitting room and the kitchen have double sets of glass doors which open the back of the house out to the south-facing terrace in a layout that will really come into its own in when entertaining in summer. A covered barbecue area next to the terrace extends the season and offers shelter in case of a summer downpour. Also downstairs is a utility and a WC. Before heading upstairs, do admire the space under the stairs which has been made into a tidy and out-of-the-way dog's bed – the ideal canine retreat.

## Exploring Upstairs

Upstairs four double bedrooms are served by three bathrooms – an en-suite and a Jack-and-Jill shower room, and one family bathroom off the landing. The split heating system operates separately for the ground and first floors and the owner states that because of the efficiency of the air source heat pump she almost never needs to turn the upstairs heating on. Monthly bills, therefore, are enviably low.

## Step Outside

There is room for two cars to park in front of the garage besides plenty of on-street parking. The back garden, south-facing and in receipt of day-long sunshine, is entirely dog-proof and has been recently relandscaped with the wide stone terrace, some borders and a lawn. The large single garage has a practical and easy-to-clean resin floor and has been used as a home gym in the past. It also has a very handy store room.

## On The Doorstep

"There's loads to do if you want to get involved", says the owner. "It's a really friendly village." Gislingham has a village shop and a thriving village hall with many regular classes and events and a popular monthly pub night. The local playpark and playing field are very well kept and the village primary school has been rated "outstanding".







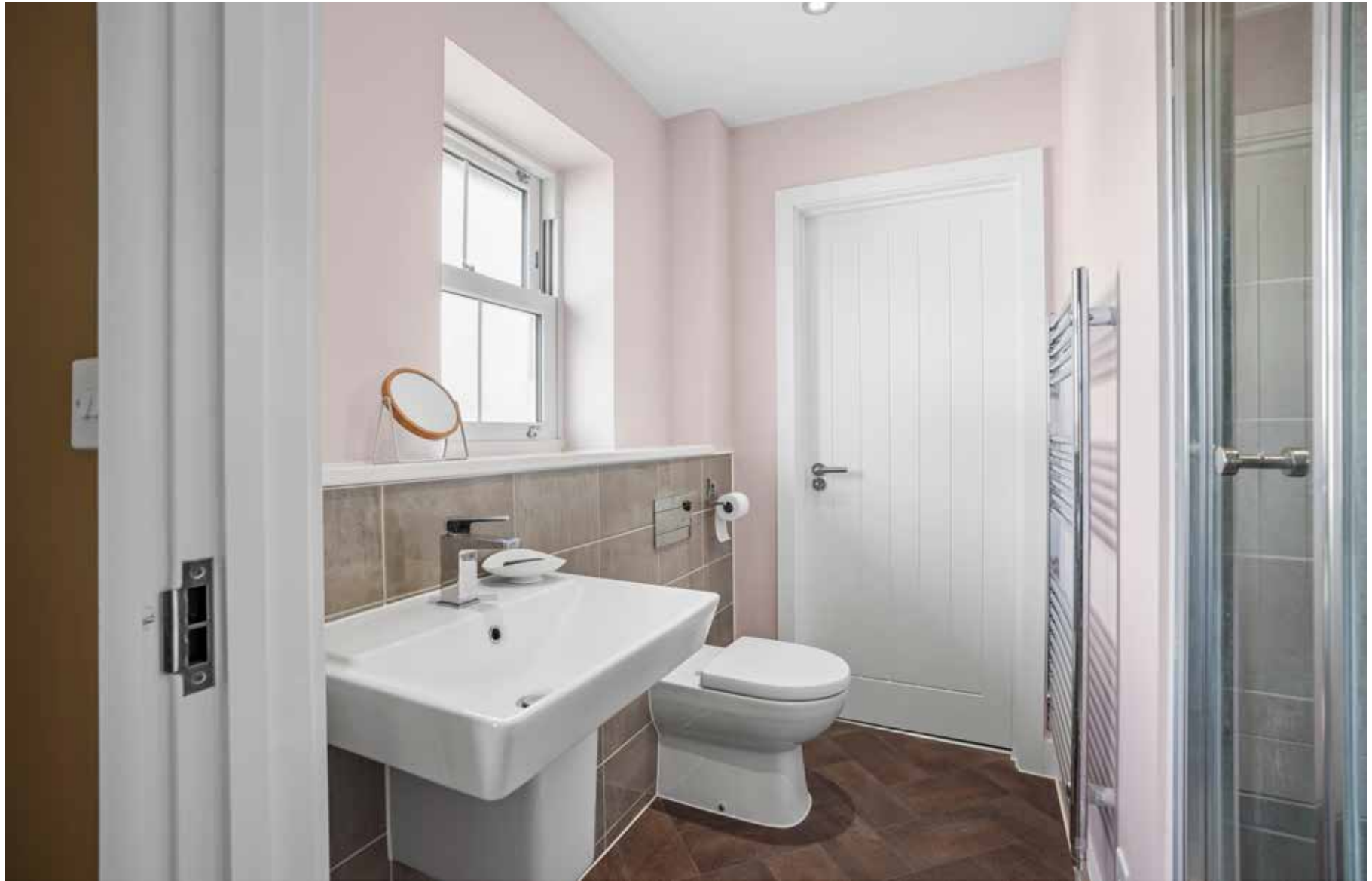
































# INFORMATION

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## How Far Is It To

Although nestled deep in the Suffolk countryside, Gislingham is well connected farther afield thanks to the proximity of the arterial A140 which will get you to Ipswich in a little over half an hour and Norwich in 45 minutes. Meanwhile Stowmarket, with its supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned and respected youth centre The Mix is just 20 minutes away. From here are fast and frequent rail connections on the London-Norwich mainline, as well as services to Bury St Edmunds and Cambridge.

## Directions

From Diss head west on the A143 and turn south on the Burgate Road to Gislingham. Follow the road around and turn right into Poppy Way. The property is on your left

## What Three Words Location

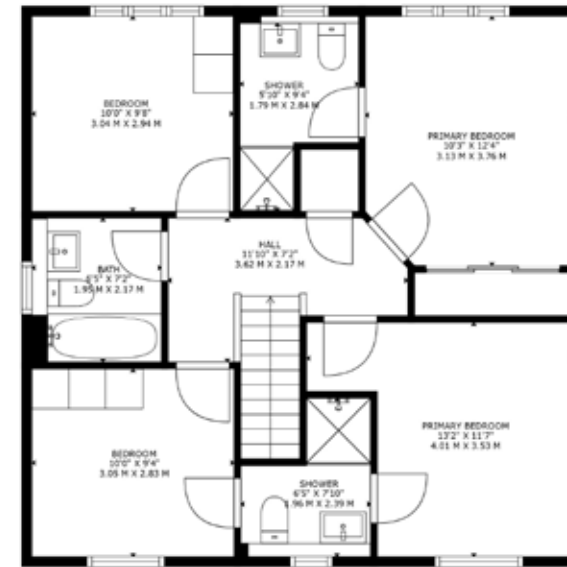
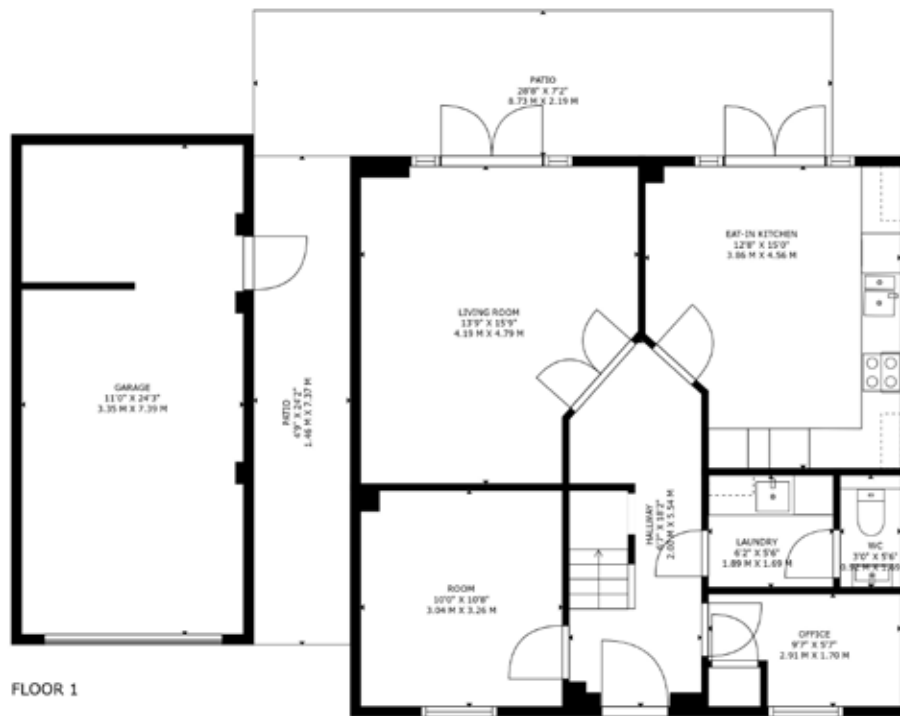
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///dreams.merely.mooring](http://dreams.merely.mooring)

## Services, District Council and Tenure

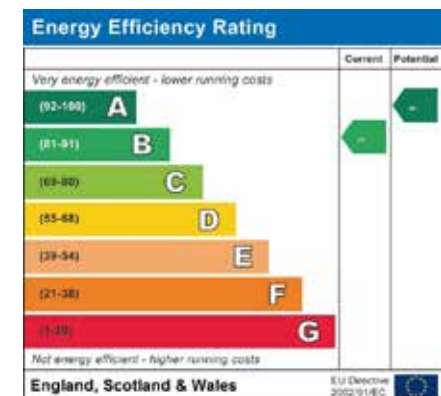
Electric Air Source Central Heating, Mains Water, Electricity & Drainage  
Broadband Available - We are informed that the property has Fast Fibre Broadband

Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability  
Mid Suffolk District Council - Tax Band E  
Freehold





**TOTAL: 1432 sq. ft, 132 m2**  
 FLOOR 1: 716 sq. ft, 66 m2, FLOOR 2: 716 sq. ft, 66 m2  
 EXCLUDED AREAS: GARAGE: 264 sq. ft, 25 m2, PATIO: 322 sq. ft, 30 m2  
 MEASUREMENTS ARE CALCULATED BY CUBISACA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

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