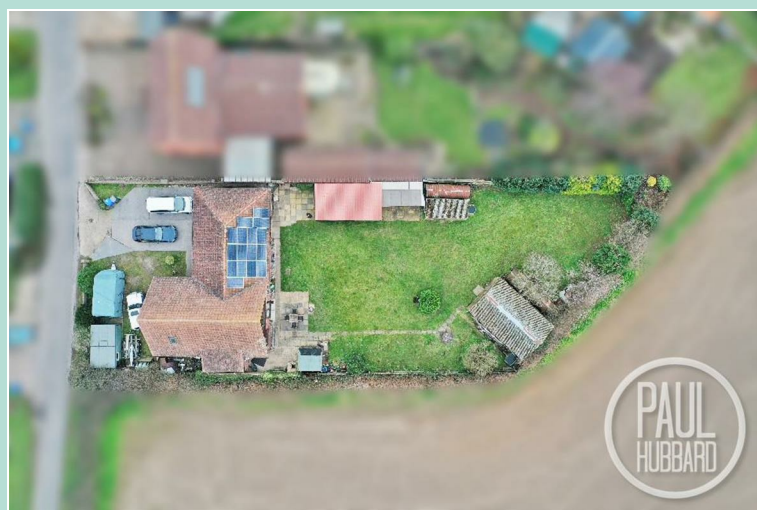


£550,000



Black Street

Gisleham, NR33 8EN

- Sought after rural Gisleham location
- Stunning field views
- Ideal family home
- Detached chalet bungalow
- 4 Double bedrooms
- Deceptively spacious throughout
- Off road parking for multiple vehicles
- Ample storage space
- Full ownership solar panels
- Vast south facing rear garden

**PAUL
HUBBARD**



Location

Situated in sought after rural Gisleham, boasting stunning countryside field views and walks straight out of the door. Located a short drive from local amenities and access onto the A12. The property is located within an area of outstanding beauty, bordering the river hundred valley.

Entrance Hall

UPVC double glazed entrance door to the side aspect, laminate flooring throughout, radiator and doors opening to the main living area, family bathroom and bedrooms 1-3.

Bathroom

2.10m x 2.00m

UPVC double glazed window to the rear aspect, tile flooring throughout, part tile walls, radiator, toilet, pedestal hand wash basin and a bath with electric shower above and built in storage cupboards.

Bedroom 1

5.54m x 3.61m

UPVC double glazed windows to the front and side aspects, laminate flooring throughout, radiator and an opening to an en-suite.

Ensuite

1.70m x 1.26m

UPVC double glazed window to the side aspect, tile flooring throughout, tile walls, toilet, slimline vanity unit with inset hand wash basin and a mains fed shower enclosed within a glass cubicle.

Bedroom 2

4.29m x 3.67m

UPVC double glazed window to the front aspect, laminate flooring throughout, radiator, loft hatch with ladder, door opening to bedroom 3 and built in storage shelves.

Bedroom 3

3.58m max x 3.00m

UPVC double glazed window to the rear aspect, laminate flooring throughout, radiator and doors opening to a built in wardrobe.

Main Living Area

6.76m max x 5.63m max

An open plan living space comprising of a reception area, dining area and kitchen with UPVC double glazed French doors to the rear aspect opening to the garden, laminate flooring throughout, x2 radiators and stairs leading to the first floor.

Kitchen

3.04m max x 3.10m max

UPVC double glazed window to the rear aspect, laminate flooring throughout, part tile walls, units above and below, composite sink with drainer, extractor fan and space for appliances including a double oven and dishwasher. Door opening to the utility room.





Utility Room

3.70m max x 3.22m

x2 UPVC double glazed windows to the side aspect benefitting from stunning field views. A door to the rear aspect opening into the garden, tile flooring throughout, units above and below, laminate work surfaces, space for appliances including a washing machine, tumble dryer, fridge and freezer. Doors opening to a built in cupboard housing the solar panel board and an oil boiler.

Stairs To The First Floor

Sitting Room

6.90m x 4.03m

UPVC double glazed windows and French doors open to stunning field views. A spacious reception area with carpet flooring throughout, radiator and door opening to bedroom 4.



Bedroom 4

4.03m x 3.79m

UPVC double glazed window to the front aspect, Velux window to the side aspect, carpet flooring throughout and a radiator.

Outside

Garage (7.60m x 4.37m)

Attached to the property, this sizeable garage has double doors to the front and rear aspects, loft space, light and power inside.

To the front of the property a concrete driveway with off road parking for multiple vehicles which leads up to the main entrance door, laid lawn garden where the oil tank is situated, garage and gate opening to the rear garden.



To the rear of the property a sizeable south facing laid lawn garden with patio seating area, stunning field views and various timber garden sheds and additional workshop (7.16m x 4.43m) located at the base of the garden benefitting from light and power.

Agent Note

- Full ownership solar panels to the rear
- Various items are negotiable to stay at the property please enquire for more information

Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators.







Tenure: Freehold
 Council Tax Band: C
 EPC Rating: D
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1913 sq.ft. (177.8 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements