



Broadfields Road, Gislingham - IP23 8HX

**STARKINGS
& WATSON**

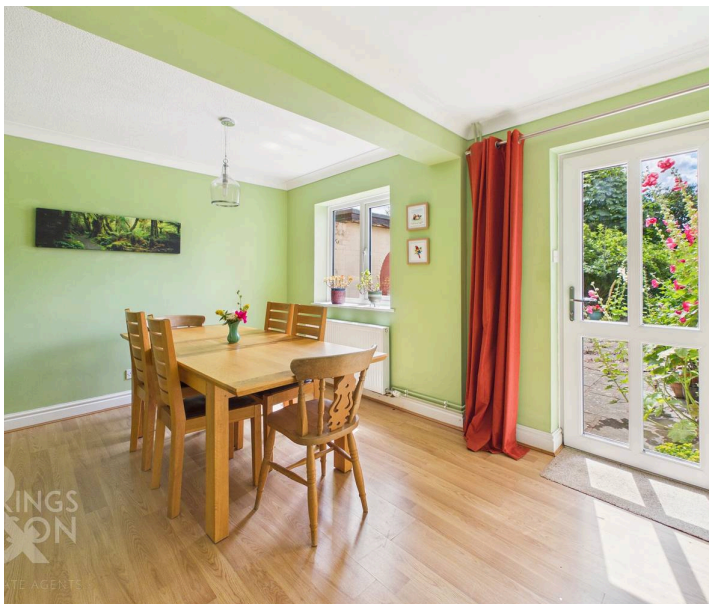
HYBRID ESTATE AGENTS



Broadfields Road

Gislingham, Eye

This EXTENDED DETACHED FAMILY HOME offers over 1220 SQFT OF INTERNAL ACCOMMODATION (stms), perfectly situated in a QUIET CUL-DE-SAC within a highly sought-after village setting. Upon entering, you are welcomed by a spacious ENTRANCE HALLWAY that leads into the impressive 20' SITTING ROOM, ideal for relaxing or entertaining with the addition of an open fireplace. A SEPARATE DINING ROOM provides a formal space for family meals and gatherings as well as the well-appointed KITCHEN. The ground floor also benefits from a convenient W/C, enhancing functionality for busy households. Upstairs, FOUR AMPLE BEDROOMS ensure plenty of space for family and guests, with the PRINCIPAL BEDROOM enjoying its own EN-SUITE SHOWER ROOM. The remaining bedrooms are served by a MODERN FAMILY BATHROOM, offering both a bath and shower for versatile family living. Tastefully decorated throughout, this home provides a welcoming and comfortable environment, ready for you to move straight in. Additional features include OIL FIRED CENTRAL HEATING, DOUBLE GLAZING, and excellent



storage solutions, making this property as practical as it is attractive. To the rear, PRIVATE AND MATURE REAR GARDENS create a peaceful retreat for both relaxation and play. The garden is thoughtfully landscaped (with established borders, lawn, and patio areas), offering versatile spaces for alfresco dining, summer barbeques, or simply enjoying the sunshine in total privacy. Gated side access ensures security and convenience, while a DRIVEWAY provides ample PARKING for multiple vehicles, complemented by a SINGLE GARAGE (ideal for additional storage or workshop use). Gislingham is an excellent village for family life with a great primary school just a few yards away.

Council Tax band: D
Tenure: Freehold

- Extended Detached Family Home
- Over 1220 SQFT Of Internal Accommodation (stms)
- Cul-De-Sac Location Within Popular Village Setting
- 20' Sitting Room With Separate Dining Room
- Four Ample Bedrooms
- En-Suite, Family Bathroom & Ground Floor W/C
- Private & Mature Rear Gardens
- Driveway Parking & Single Garage



Located ten miles to the south of Diss and within the popular village of Gislingham, which is found on the north Suffolk borders. The village has proved to be a desirable location over the years, having a strong and active local community with good amenities by way of having a village shop, excellent schooling, church and village hall. The property is also within the Hartismere school catchment area. An extensive and diverse range of many day to day amenities and facilities can be found within the market town of Diss lying some ten miles to the north along the A140 and found within the beautiful countryside surrounding the Waveney valley. The town has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

SETTING THE SCENE

Approached using Broadfields Road you will find hard standing parking to the front for multiple vehicles leading to the integral single garage. There are mature front gardens with an array of shrubs and trees as well as a gated side access and the covered main entrance door to the front also.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with stairs ahead to the first floor landing and the useful ground floor w/c to the right. The first room to the right of the hallway is the separate kitchen with a range of fitted wall and base level units and rolled edge worktops over. There is space for all white goods under counter as well as a door to the side leading to the side garden. Off the hallway you will find the dining room to the rear of the house which benefits from a fitted cupboard, door to the garden and a door to the main sitting room. The 20' sitting room, having been extended offers more space than you might expect to find with an attractive wood flooring, open fireplace and double doors leading out to the garden. Heading up to the first floor landing there are four bedrooms and a bathroom off the landing.

There are two comfortable double rooms with a further single room ideal as a study or nursery in addition to the master bedroom over the garage space with the addition of an en-suite shower room with w/c and hand wash basin. The family bathroom provides a bath with shower over, w/c and hand was basin.

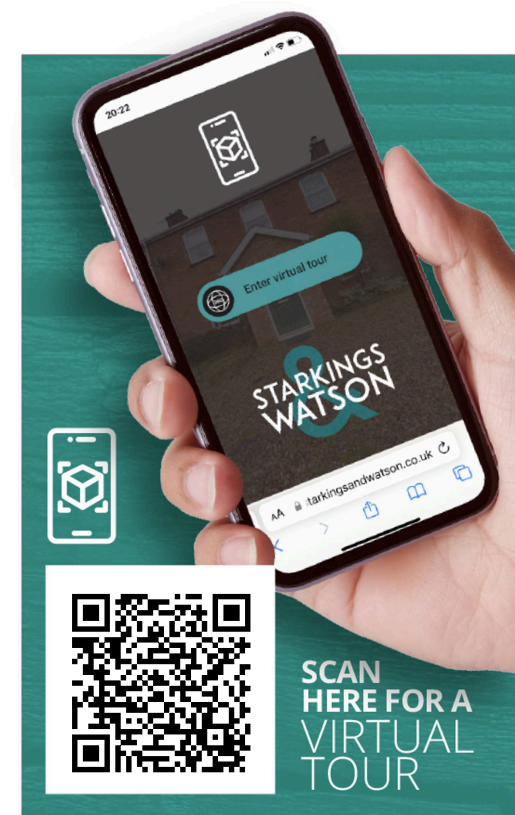
FIND US

Postcode : IP23 8HX

What3Words : ///panting.crawled.fruitcake

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



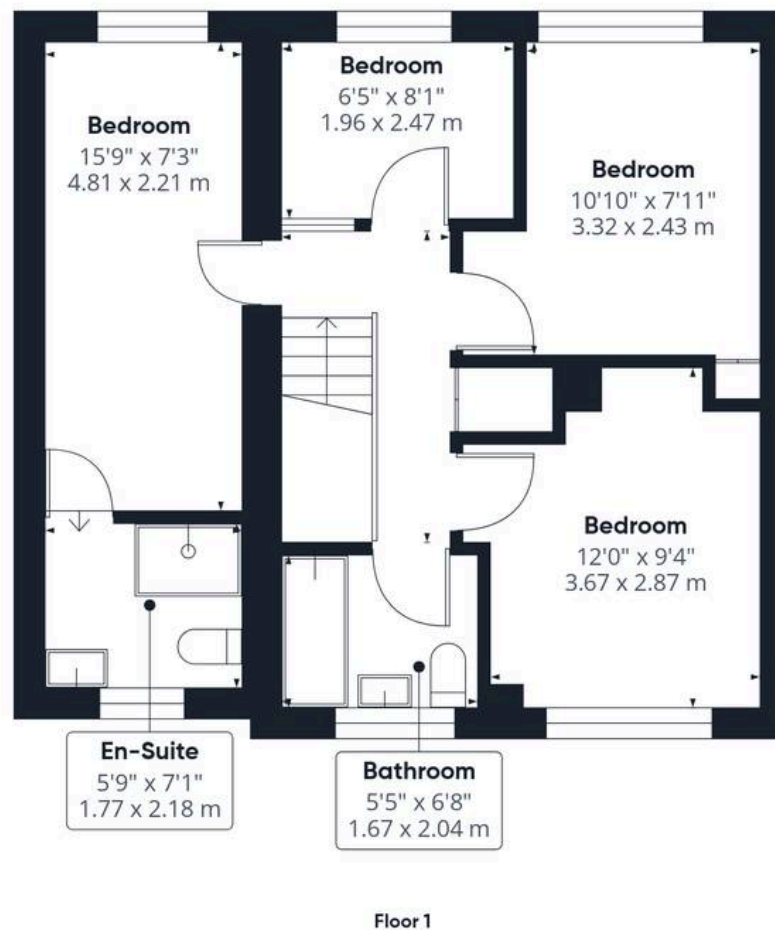
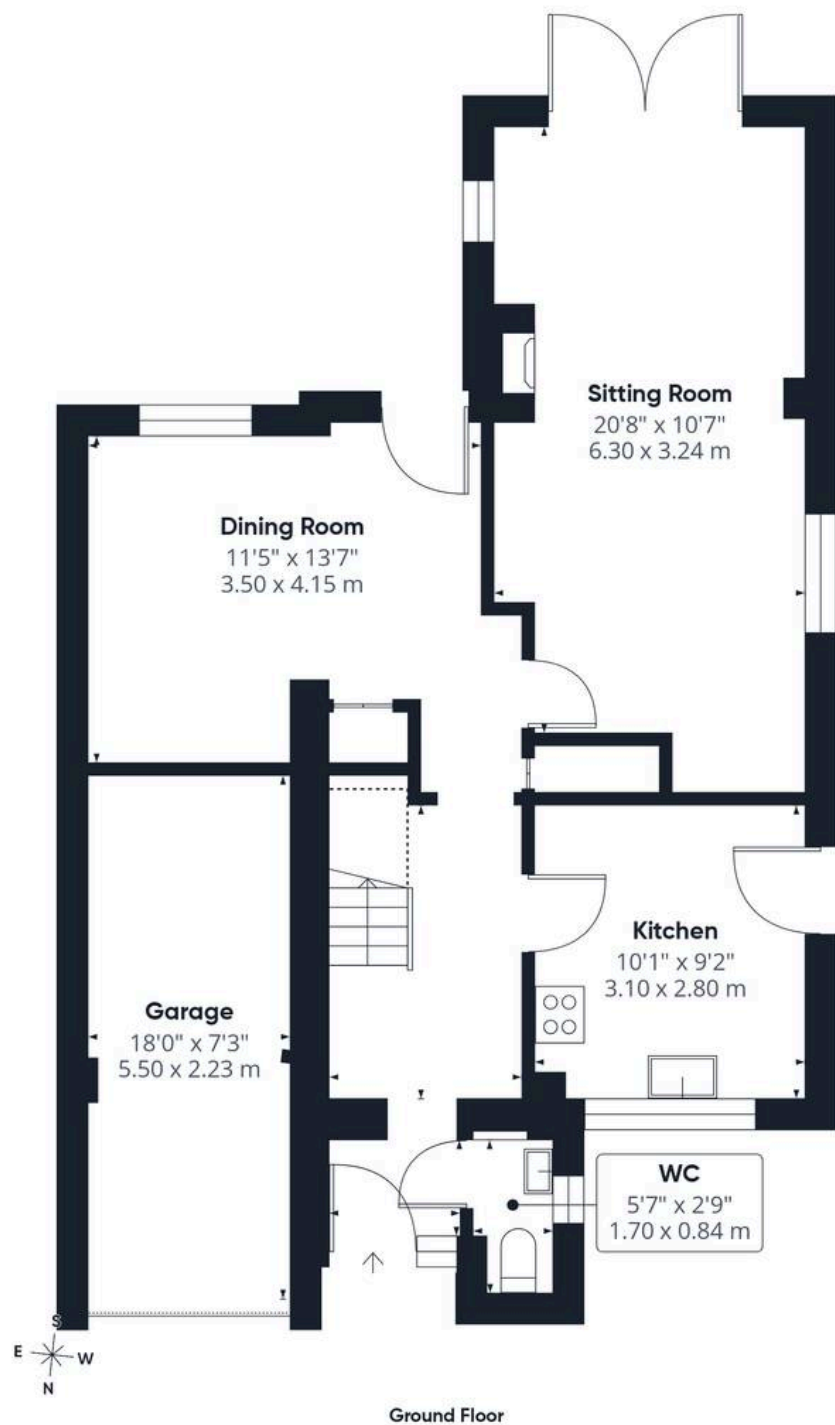




THE GREAT OUTDOORS

The mature rear garden is a generous size and offers more space than you might expect to find along with a good degree of privacy also. There is a paved patio area at the back of the house which leads nicely onto the well kept lawns with plenty of shrub bed borders and mature trees and hedging. There is a further shingled patio area to the rear as well as timber fencing enclosing the garden space.





Approximate total area⁽¹⁾

1222 ft²
113.5 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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