



4 ORCHARD CLOSE

GISLINGHAM, EYE, IP23 8JW



A spacious, versatile and well-presented detached family house with an excellent garden, in a cul-de-sac of just 4 homes.

The property is a spacious and well-presented family home that has been adapted and extended by the current vendors and now offers well-presented and versatile accommodation. It is located at the head of a cul-de-sac of just 4 homes and has the added benefit of a detached double garage and addition parking for at least three cars to the front.

The front door opens to a spacious entrance hall with stairs to the first floor and a cloakroom. The double aspect sitting room is to one side and opens directly to the garden. The vendors have created a superb entertaining area to the other side of the ground floor with a comprehensively fitted kitchen to the heart. It opens to a dining room at the front and a superb vaulted garden room to the rear, which leads to the garden. There is an additional reception room to the front that is currently a snug/office and a useful separate utility room. On the first floor is a spacious landing with views to the front. To one side is a principal bedroom suite comprising bedroom, dressing room and ensuite shower room.

There are four further bedrooms plus a family bathroom.

The rear garden is a delightful feature of the property and laid principally to lawn with established borders. There is a lovely summer house and paved patio areas. Beyond the garage is useful utility area.

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.



5



4



2



0.23
Acres



2



8.7
Miles



EPC



SUBSTANTIAL
FAMILY HOME





FLOOR PLAN



TOTAL FLOOR AREA : 2555 sq.ft. (237.4 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

Oil fired central heating. Mains electric, water and drainage are connected. (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 F

ENERGY PERFORMANCE

EPC - D

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 us if you would like to discuss.

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