



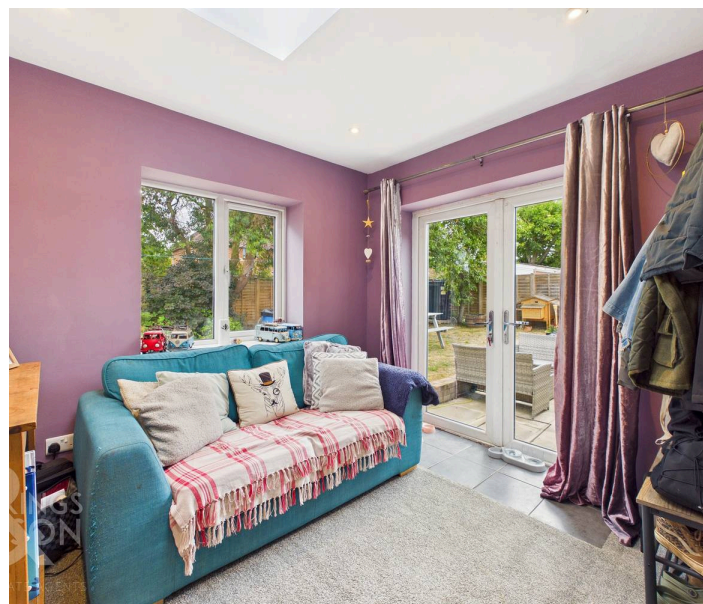
Broadfields Close, Gillingham - IP23 8HY



Broadfields Close

Gislingham, Eye

Nestled within a QUIET CUL-DE-SAC in a SOUGHT-AFTER VILLAGE SETTING, this IMPRESSIVE THREE BEDROOM DETACHED BUNGALOW offers nearly 1000 SQ FT (stms) of versatile living space, perfect for families or those seeking a spacious retreat. Step inside to discover a welcoming entrance hall that leads to a large central SITTING ROOM with an extended extra reception leading off with doors leading out to the rear garden ideal for both relaxing and entertaining. There is also a very useful STUDY ROOM/POSSIBLE FOURTH BEDROOM off the reception. The LIGHT-FILLED KITCHEN/DINING ROOM with VAULTED CEILING boasts PLENTIFUL STORAGE and ample worktop space, providing the perfect setting for family meals or social gatherings (with direct access to the garden for effortless indoor-outdoor living). Three AMPLE BEDROOMS offer comfortable accommodation with the bungalow also benefitting from a MODERN FAMILY BATHROOM and additional shower room/utility as well with excellent storage solutions throughout. With a sense of privacy and tranquillity, this home is designed for both comfort and convenience, complemented by communal parking to the front and the added advantage of a GARAGE and further PARKING to the rear. There is a GENEROUS CORNER PLOT rear garden in addition which provides space and privacy for families to enjoy.



Council Tax band: B

Tenure: Freehold

- Large Semi Detached Bungalow
- Almost 1000 SQFT Internally (stms)
- Kitchen/Dining Room with Plenty Of Storage
- Two Reception Rooms
- Three Ample Bedrooms & Study Room
- Large Private Enclosed Rear Garden With Shed
- Communal Parking To The Front, Garage & Parking To The Rear
- Cul-De-Sac Location Within Popular Village Setting

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 the cul-de-sac of Broadfields Close, there is a large lawned communal area to the front with plenty of non allocated parking for residents. A path leads to the main entrance door to the front of the bungalow with gated side access also to the rear garden. To the rear there is a single en-bloc garage adjacent to the rear garden with off road parking as well as a gate leading into the rear garden directly.

THE GRAND TOUR

Entering via the main entrance door to the front there is a central hallway giving access initially to three ample bedrooms with two located at the front and a the largest room to the rear. Also to the front is the family bathroom with a bath with shower over, w/c and hand wash basin. The main sitting room is found off the hallway offering generous family sized accommodation with a door into the kitchen and an open plan flow into a further reception space with double doors onto the rear garden. Off the reception space is a useful study room perfect for home working but could also be used a possible fourth bedroom if needs be. The heart of the home is the kitchen/diner with a vaulted ceiling and a range of modern wall and base level units with wood effect worktops over. The kitchen provides space for all white goods freestanding with space for a dining table also. There are double doors leading onto the garden as well as a door into utility / shower room. There is ample space for washing machine and white goods within the utility as well as a w/c / hand wash basin and a shower.

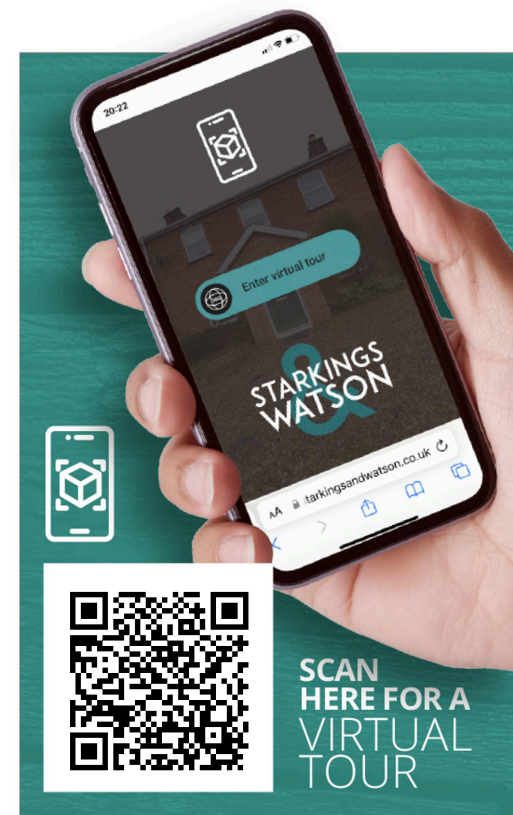
FIND US

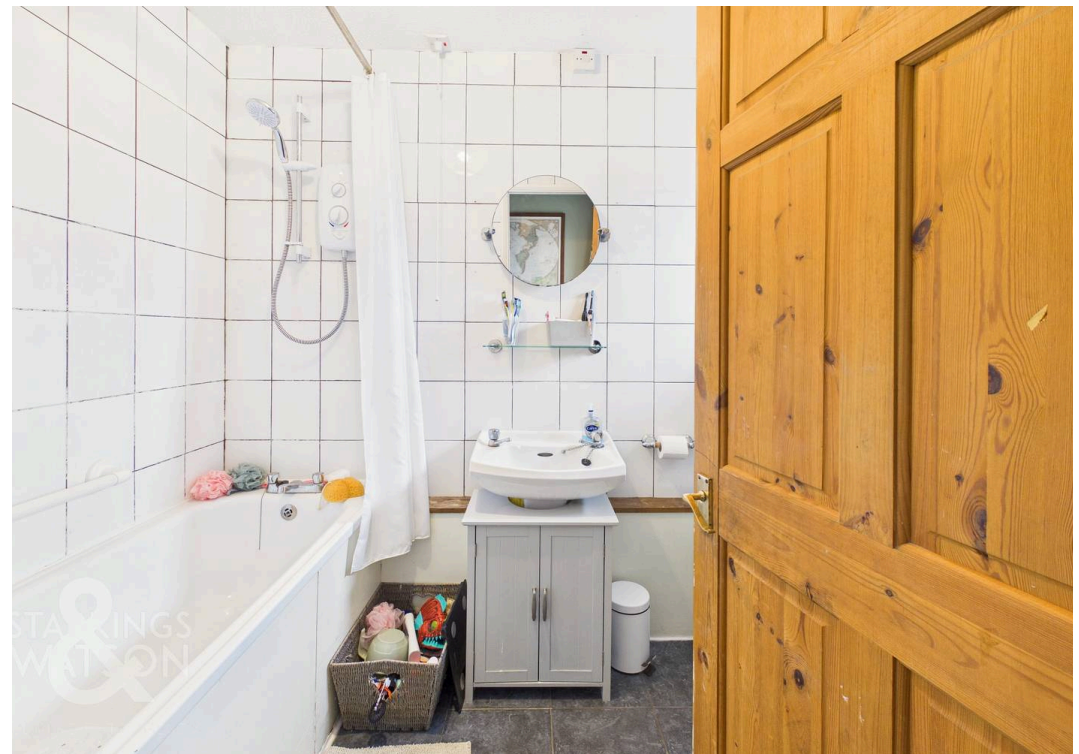
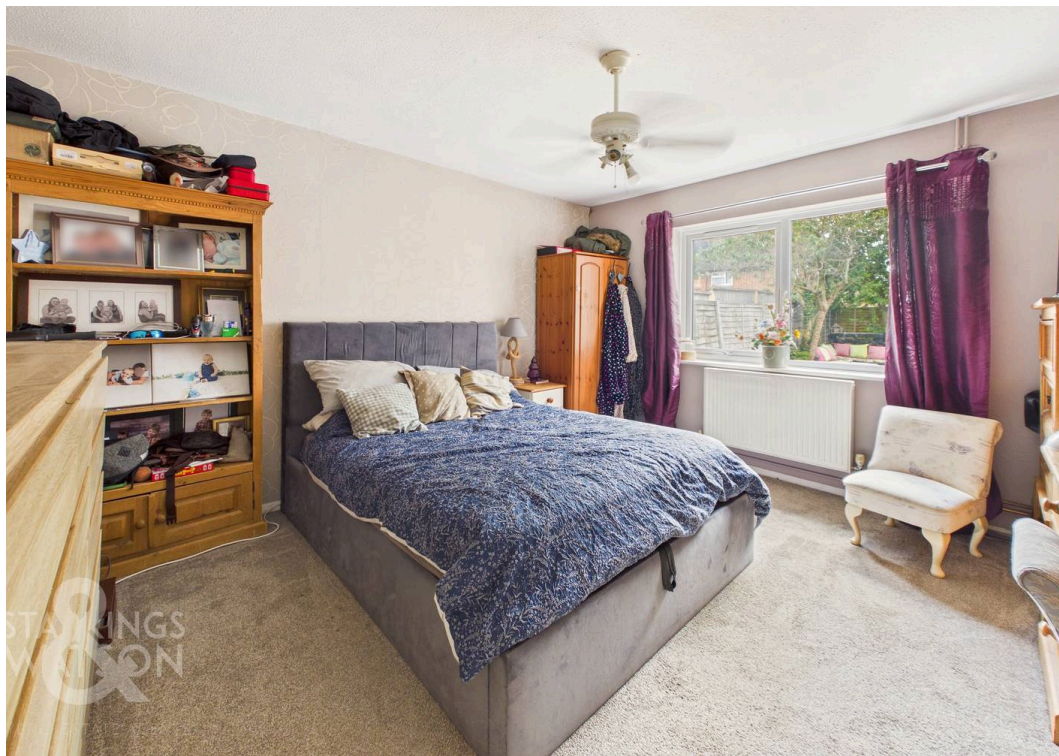
Postcode : IP23 8HY

What3Words : ///gravy.outlawing.soups

VIRTUAL TOUR

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



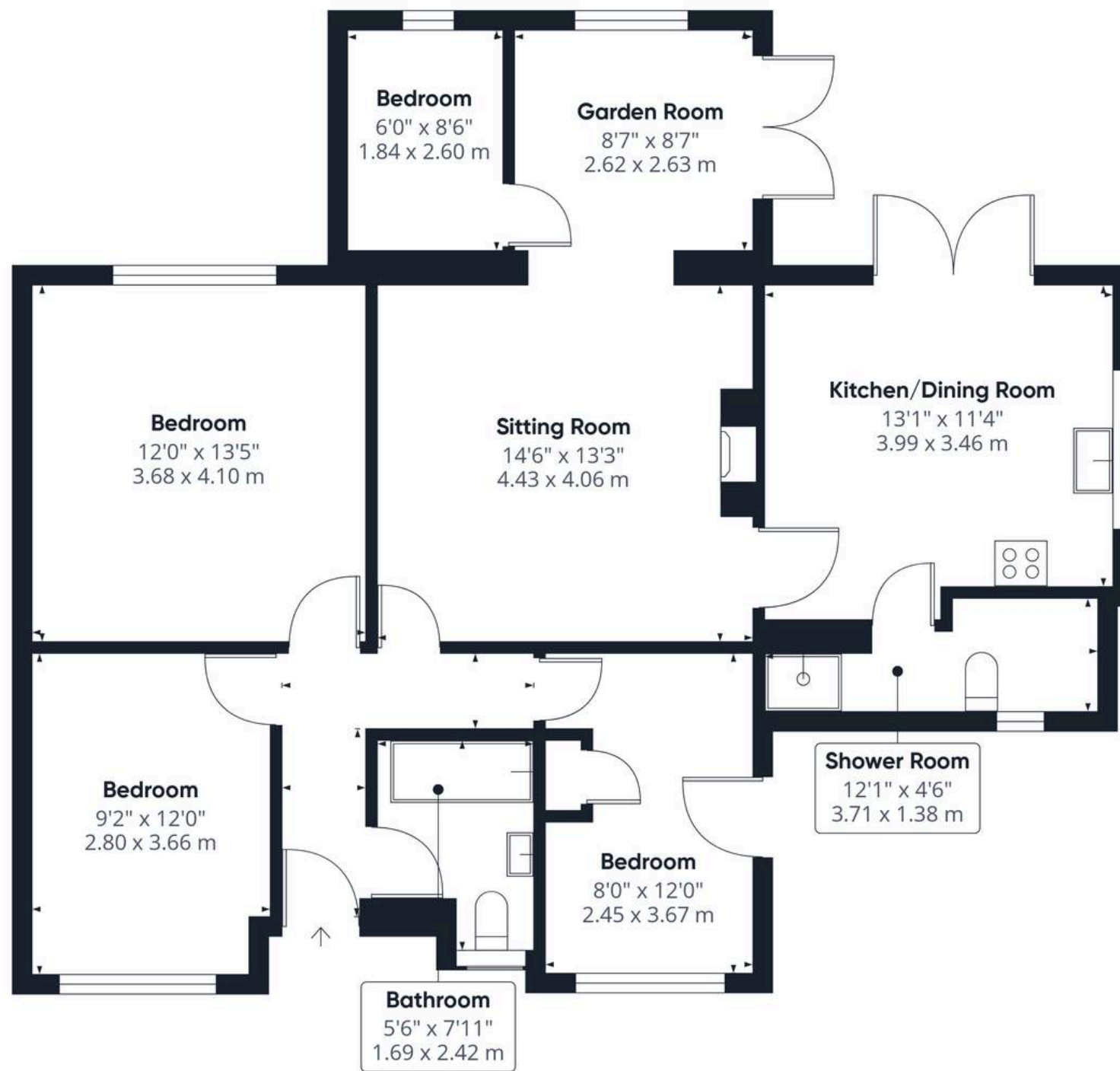




THE GREAT OUTDOORS

he rear garden is much larger than expected, with timber panel fencing making it safe for children and pet to play. Mainly laid to lawn, there is also a patio area access from either the kitchen/dining room or the sitting room, making this an ideal area for alfresco dining and entertaining. To the side of the property is an area of shingle and a shed for extra storage. Here you will also find a latch and brace gate leading to the rear garages.





Approximate total area⁽¹⁾

985 ft²

91.5 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • diss@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: 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.