



Coldham Lane, Gislingham, Eye IP23 8JA



Whittley
Parish

Guide Price
£220,000

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

- Guide Price £220,000 - £240,000
- No onward chain
- Detached chalet
- Four double bedrooms
- Ground and first floor family bathroom
- Private driveway with single garage
- Approx 1,375 sq ft of living accommodation
- Open plan kitchen/diner with French doors to the garden
- EPC Rating TBC
- Council Tax Band C

Enjoying a pleasant position within a small close, the property is nestled in the heart of the village and is within walking distance of local amenities, facilities, and the surrounding open countryside. Over the years, Gislingham has proved to be a popular and sought-after North Suffolk village, retaining a strong and active community. This is supported by an excellent range of local amenities including a village shop and delicatessen, public house, primary schooling, a fine church, and village hall. The property also falls within the highly regarded Hartismere School catchment area. A more extensive range of amenities and facilities can be found in the market town of Diss, approximately eight miles to the north, which benefits from a mainline railway station providing regular direct services to London Liverpool Street and Norwich.

The ground floor of this spacious detached chalet-style bungalow comprises two well-proportioned reception rooms, with the main living room positioned to the front of the property and featuring a large bay window. A second reception room is located to the rear, adjoining the dining area. The third bedroom is also situated on the ground floor and offers flexibility for use as a home office, study, or additional reception room. The kitchen/dining room is located to the rear of the property and provides ample worktop and storage space. Completing the ground floor is a family bathroom comprising a bath, wash basin, and WC, together with a separate cloakroom/WC. The first floor hosts the remaining three double bedrooms, all of which benefit from built-in storage. These are served by a second family bathroom comprising a shower, wash basin, and WC.





Externally, the property enjoys a generous garden featuring a variety of mature trees and established hedging, creating a private and attractive outdoor space to be enjoyed throughout the year. Parking is provided by a driveway offering space for up to three vehicles, together with a single garage.

ENTRANCE HALL:

WC: - 1.27m x 1.83m (4'2" x 6'0")

BATHROOM: - 2.06m x 2.54m (6'9" x 8'4")

RECEPTION ROOM: - 3.76m x 5.44m (12'4" x 17'10")

KITCHEN: - 3.61m x 2.54m (11'10" x 8'4")

DINING ROOM: - 3.73m x 3.25m (12'3" x 10'8")

RECEPTION ROOM TWO: - 3.15m x 3.25m (10'4" x 10'8")

BEDROOM: - 3.28m x 3.61m (10'9" x 11'10")

FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 3.25m x 3.94m (10'8" x 12'11")

BEDROOM: - 2.74m x 3.61m (9'0" x 11'10")

BEDROOM: - 4.11m x 3.28m (13'6" x 10'9")

BATHROOM: - 1.24m x 2.90m (4'1" x 9'6")

SERVICES:

Drainage - mains

Heating- gas

EPC Rating TBC

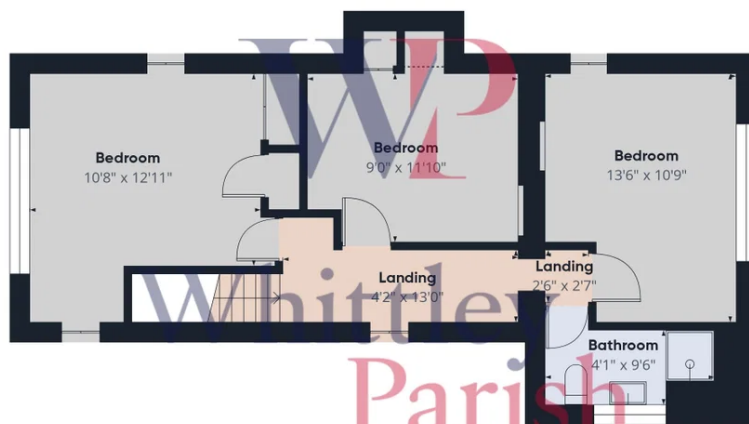
Council Tax Band C

Tenure - freehold





Floor 0



Floor 1



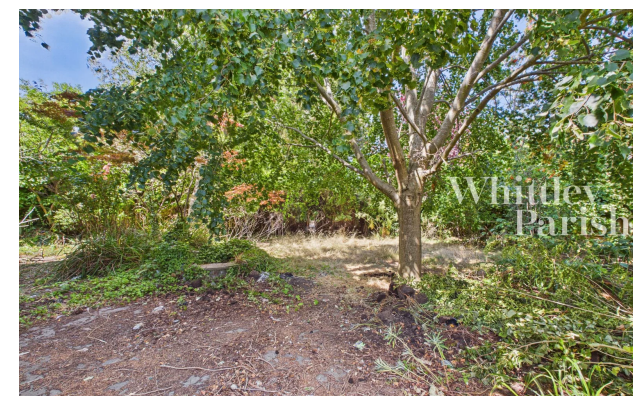
Approximate total area^m
1375 ft²
Reduced headroom
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

GIRAFFE360



Viewing Arrangements

Strictly by Appointment
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