



4 ORCHARD CLOSE

GISLINGHAM, EYE, IP23 8JW



An impressive detached family home, privately positioned within a select cul-de-sac of just four properties, offering approximately 2,500 sq ft of spacious and versatile accommodation, excellent entertaining space, a delightful established garden and detached double garage.

Situated within the popular village of Gislingham, this substantial home has been thoughtfully extended and enhanced by the current vendors, creating a spacious and versatile family residence with five bedrooms, superb living accommodation and a detached double garage.

A spacious reception hall provides an impressive entrance, with cloakroom and stairs to the first floor. The beautifully proportioned, double-aspect sitting room features an attractive fireplace and French doors opening onto the rear garden. The heart of the home is the outstanding open-plan kitchen and entertaining space, with a comprehensively fitted kitchen, extensive work surfaces and central island flowing into the dining room and stunning vaulted garden room. Filled with natural light and overlooking the garden, this is an excellent space for both family life and entertaining. The ground floor is completed with a further reception room currently used as a snug / home office and a separate utility room adding flexibility and practicality.

Upstairs, the spacious landing enjoys attractive rural views, leading to five bedrooms and the family bathroom. The impressive principal bedroom features a dressing room and en-suite shower room, while three of the four further bedrooms benefit from built-in wardrobes.

Outside, the rear garden is a particularly delightful feature of the property. Predominantly laid to lawn, it is framed by established borders and mature planting, creating a wonderfully private and attractive setting. Paved patio areas provide ideal spaces for outdoor dining and entertaining, while a charming summer house offers an additional useful space away from the main house.

A substantial detached double garage provides excellent parking, storage and workshop space, while an additional useful utility/storage area beyond the garage adds further practicality. To the front, the property benefits from its discreet position within a private cul-de-sac shared by just four homes.

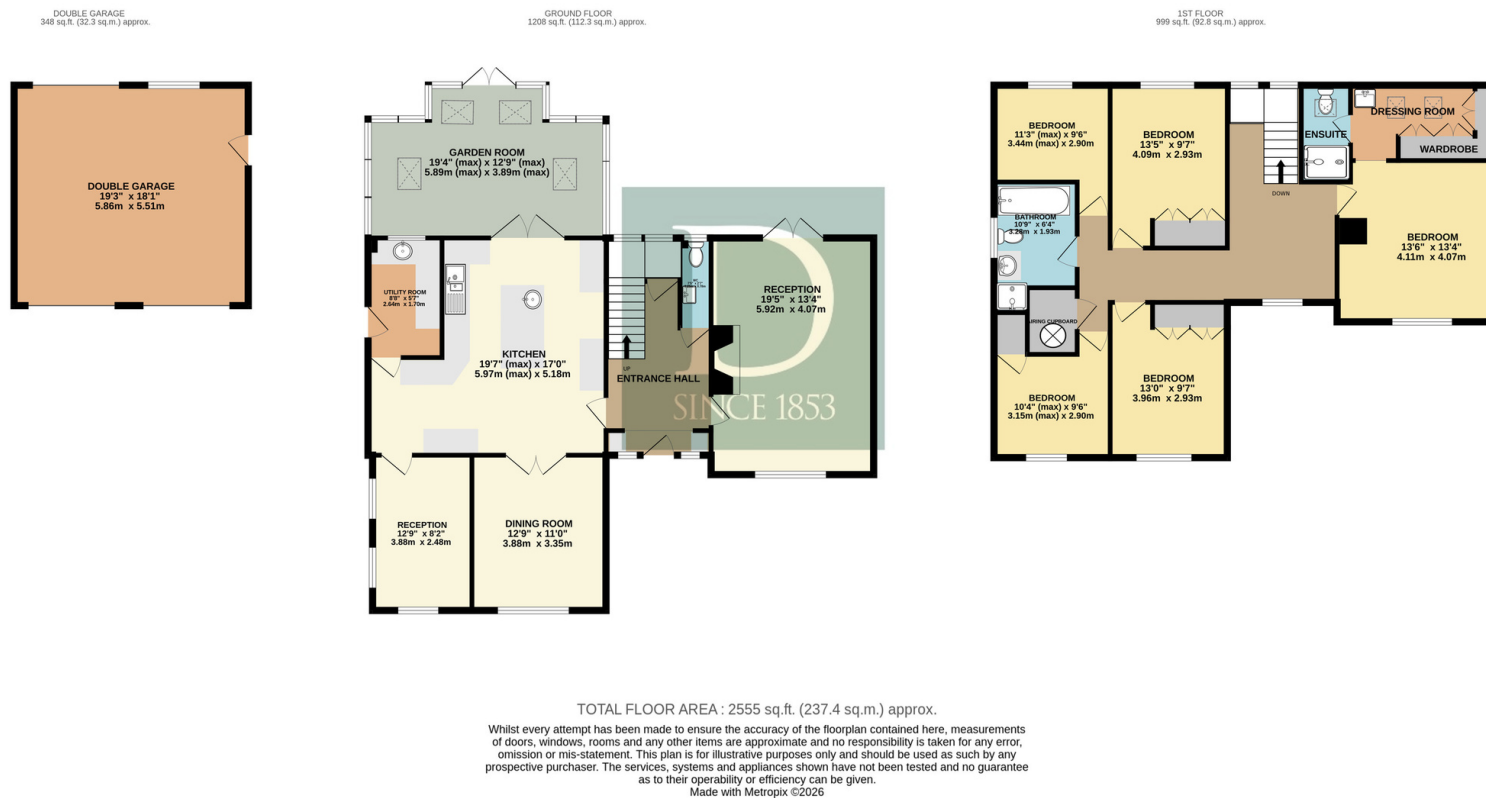








FLOOR PLAN



LOCATION

Gislingham is a well-regarded rural Suffolk village surrounded by attractive countryside, with amenities including a village shop, village hall and primary school. Diss railway station is approximately six miles away, providing connections towards London Liverpool Street and Norwich.

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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