



The Estate Agency Hub



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Property Brochure

26 Broadfields Close, Gislingham, IP23 8HY



Key Features

- Well-Presented Mid-Terraced Bungalow
- Two Well-Proportioned Bedrooms
- Spacious Living Room with Feature Log Burner
- Modern Fitted Kitchen
- Enclosed Rear Garden With Storage Shed
- En-Bloc Garage & Communal Parking To The Front
- Tucked Away in a Quiet Cul-de-Sac Location
- EPC Rating: D

Property Description

The Estate Agency Hub are pleased to offer this well-presented two-bedroom mid-terrace bungalow, situated at the end of a quiet cul-de-sac in the sought-after village of Gislingham.

The accommodation comprises an entrance porch, entrance hall, modern fitted kitchen, and spacious living room featuring a charming log burner and a door opening onto the rear garden. There are also two well-proportioned bedrooms and the family bathroom.

Externally, the property benefits from an enclosed rear garden with a timber storage shed, an en-bloc garage, and communal parking spaces to the front.









Accommodation:

Entrance Porch – Door to front aspect.

Entrance Hall – Door to front aspect and radiator.

Living Room – 14'7" x 13'5" (4.44m x 4.09m) – Window and door to rear aspect. Log burner and radiator.

Kitchen – 11'10" x 7'10" (3.60m x 2.40m) – Window to front aspect. Matching wall and base units with work surfaces over. Sink and drainer with one and a half bowl and mixer tap over, plumbing for washing machine and space for fridge/freezer. Built in electric oven, electric hob and extractor over. Airing cupboard and radiator.

Bedroom One – 13'3" x 12'0" (4.05m x 3.67m) – Window to rear aspect and radiator.

Bedroom Two – 12'0" x 9'2" (3.65m x 2.80m) – Window to front aspect and radiator.

Bathroom – Window to front aspect. Bath with electric shower over, WC and wash hand basin with vanity unit. Radiator.

Outside

Front: Lawned front garden with beautiful lavender planting. Outside tap.

Rear: Enclosed by fencing with rear access gate, primarily laid to lawn and benefitting from a timber storage shed.

Parking: Communal parking spaces can be found to the front of the property.

Utilities:

EPC Rating: D

Council Tax Band: B

Local Authority: Mid Suffolk

Heating Type: Oil

Mains Water & Mains Drainage

Floorplans



Floor Plan

Total floor area: 63.6 sq.m. (685 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io