



**Columbine Way, Gislingham Eye IP23 8HL**

## welcome to

### Columbine Way, Gislingham Eye

Situated in Gislingham, this spacious four-bedroom detached home featuring versatile living spaces, including dining room, conservatory, large living room, study, and ground-floor ensuite bedroom. Enjoy a garage and driveway for off parking and a rear garden with beautiful field views.

#### **Entrance Hall**

Radiator, stairs, storage cupboard, laminate flooring.

#### **Lounge**

14' 1" With Recess x 16' 3" ( 4.29m With Recess x 4.95m )  
Window to rear aspect, radiator, access to conservatory, carpet flooring.

#### **Dining Room**

11' 3" Into Recess x 10' 4" ( 3.43m Into Recess x 3.15m )  
Window to rear aspect, radiator, carpet flooring.

#### **Kitchen**

16' 2" x 9' ( 4.93m x 2.74m )  
Window to rear and front aspect, wall and base units, electric hob, built in sink, integrated double oven, spot lights.

#### **Utility Room**

5' 1" x 8' 4" ( 1.55m x 2.54m )  
Base units, boiler, space for white goods, built in sink.

#### **Conservatory**

Brick foundations, double glazing windows, laminate flooring.

#### **Office**

Window to rear aspect, carpet flooring.

#### **Landing**

Velux window to side aspect, airing cupboard, radiator, carpet flooring.

#### **Bedroom 1**

22' 9" x 13' 9" Into Recess ( 6.93m x 4.19m Into Recess )  
Downstairs bedroom, window to dual side aspect, radiator, access to ensuite, carpet flooring.

#### **En-Suite**

Window to side aspect, walk in shower, w/c, wash basin, tiled walls, spot lights.

#### **Bedroom 2**

17' 4" x 10' 9" ( 5.28m x 3.28m )  
Window to side and rear aspect, carpet flooring.

#### **Bedroom 3**

11' 8" x 18' 1" ( 3.56m x 5.51m )  
Dual side aspect window, radiator, carpet flooring.

#### **Bedroom 4**

6' 9" x 11' ( 2.06m x 3.35m )  
Window to side aspect, radiator, carpet flooring.

#### **Bathroom**

Window to side aspect, radiator, bathtub, shower cubical, w/c, tiled splashback.

#### **Parking**

Off road parking.

#### **Garage**



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



welcome to  
**Columbine Way,  
Gislingham Eye**

- \*\* OFFERED WITH NO ONWARD CHAIN \*\*
- Spacious four-bedroom detached
- Kitchen with separate utility room
- Conservatory
- Peaceful location

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£415,000**



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