



The Estate Agency Hub



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Property Brochure

Oak Cottage, Mill Street, Gislingham, IP23 8JT



Key Features

- Offered with no onward chain!
- Beautifully presented three-bedroom detached cottage
- Cosy living room with feature fireplace and wood-burner
- Stylish modern fitted kitchen with integrated appliances
- Separate utility room with integrated appliances
- Beautifully landscaped enclosed rear garden
- Private driveway providing off-road parking for two vehicles
- Peaceful village location with field views to the front
- EPC Rating: D

Property Description

A beautifully presented three-bedroom detached cottage, situated in the sought-after village of Gislingham, enjoying attractive field views to the front and offering excellent access to the Diss, Stowmarket and Bury St Edmunds.

The accommodation comprises an entrance hall/utility room and a well-equipped kitchen, both benefiting from integrated appliances, a separate dining room and a cosy living room featuring a charming woodburner.

Upstairs, there are three bedrooms, with bedroom one benefiting from fitted wardrobes, bedroom two having built-in wardrobes and bedroom three featuring a useful built-in cupboard. The first floor also benefits from a spacious shower room.

Outside, the property benefits from a private driveway providing parking for two vehicles and an enclosed rear garden. The garden has been beautifully landscaped by the current owners and features a lawned area, patio seating areas and a useful storage shed with power and lighting.







Accommodation:

Entrance Hall/Utility Room – 10' 6" x 8' 7" (3.20m x 2.62m) - Window to front aspect and door to side aspect. Base units with work surfaces over, water softener, integrated Neff washing machine and integrated Neff fridge/freezer. Spotlights and radiator. Stairs rising to first floor landing.

Kitchen – 8'9" x 8'5" (2.67m x 2.57m) - Window to rear aspect. Matching wall and base units with work surfaces over and sink and drainer with mixer tap. Integrated Neff dishwasher, two electric Neff ovens, Neff electric hob with cooker hood over.

Dining Room – 8'10" x 12'9" (2.69m x 3.89m) - Window to rear aspect and door into rear garden. Built in cupboard, spotlights and radiator.

Living Room – 13'0 x 11' 6" (3.96m x 3.51m) - Window to front aspect. Feature fireplace with wood burner, two radiators and spotlights.

First Floor Landing – Window to side aspect and loft access.

Bedroom One – 10'3" x 12'7" (3.12m x 3.84m) - Window to front aspect. Fitted wardrobes, spotlights and radiator.

Bedroom Two – 8'7" x 12'9" (2.62m x 3.89m) - Window to rear aspect. Built in wardrobes and radiator.

Bedroom Three – 8' 7" x 7' 4" (2.62m x 2.24m) - Window to side and front aspects. Built in cupboard, spotlights and radiator.

Shower Room – Window to rear aspect. Shower cubicle with rainfall shower, wash hand basin with vanity unit and WC. Spotlights and heated towel rail.

Outside

Rear: A beautifully landscaped and enclosed rear garden featuring a lawned area, planted borders and patio areas, together with a useful storage shed benefiting from power and lighting. There is also an outside tap, external oil-fired boiler and outside lighting. A gate provides access to the private driveway.

Parking: The shingle driveway to the side of the property provides off road parking for two vehicles.

Utilities:

EPC Rating: D

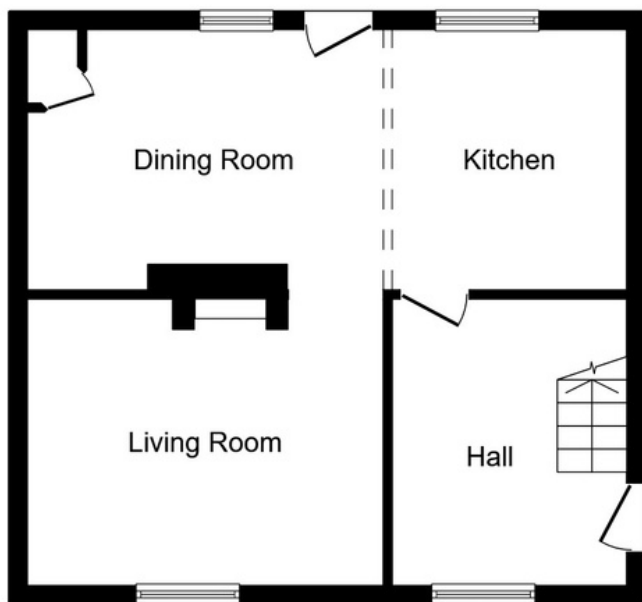
Council Tax Band: C

Local Authority: Mid Suffolk Council

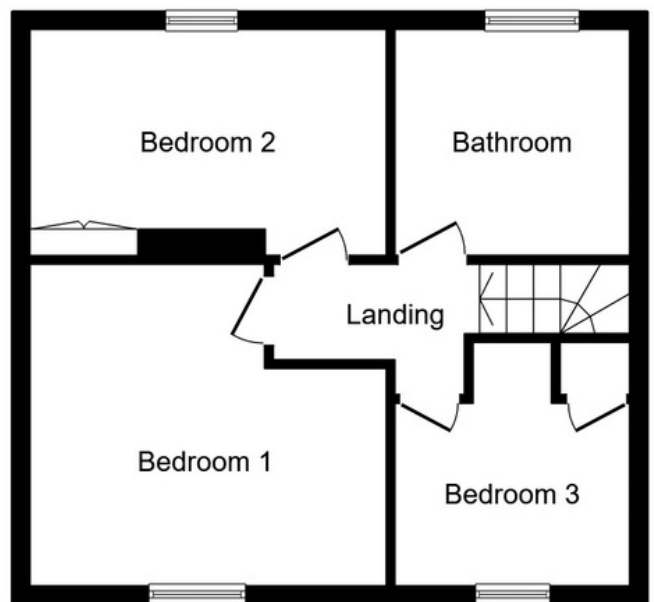
Heating Type: Oil Heating

Mains Water & Mains Drainage

Floorplans



Ground Floor



First Floor

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