



THE HAY BARN

2 WILLOW CLOSE, GISLINGHAM, EYE, IP23 8LE



An impressive modern detached barn style single storey dwelling with garage located on an exclusive new development of 5 homes. It has delightful south-facing gardens abutting fields.

The property is an impressive detached single storey property built in 2023 with excellent south-facing garden and rural views. The layout has been cleverly designed with all the living space to one end and being completely vaulted and south facing opening on to the terrace and garden beyond. It has been upgraded further by the current vendors with the installation of solar panels with battery back ups. The vendors have installed an excellent detached studio/home office and have superbly landscaped the gardens with extensive planting.

The bespoke kitchen is comprehensively fitted with an attractive of contemporary style units with island and Quartz worksurfaces. There is also an excellent pantry area and separate utility/boot room with door to the garden. The principal bedroom has a dressing room and an ensuite shower room. There are two further bedrooms and a superb bathroom with large freestanding Lusso bath and separate shower cubicle.

There is an integral garage plus a driveway for additional cars to the front and EV car charger. The gardens have been superbly planted with a wide array of established shrubs and trees. Beyond the garden are fields creating a delightful backdrop for the house.

LOCATION

The popular village of Gissingham is 6.3 miles from the historic market town of Eye. Gissingham has a real sense of community and at its heart is a Grade I Listed church together with outstanding Ofsted rated primary school and is a feeder school to the popular Hartismere School, which is one of the top-performing state schools in the region. There is a small village shop, village hall and playing field. Gissingham is surrounded by Suffolk countryside and numerous country walks on the doorstep. The larger town of Diss is 9.9 miles away offering many amenities including supermarkets, leisure centre and mainline station to Norwich, Cambridge and London.

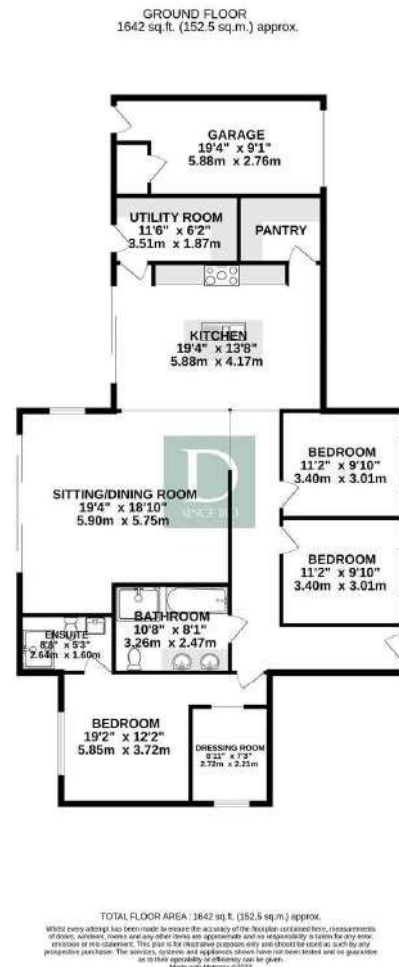








FLOOR PLAN



SERVICES

Central heating via air source heat pump. The vendors have also installed solar panels. Mains electric and water are connected with drainage via private treatment plant. (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 E

ENERGY PERFORMANCE

B Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

STUDIO/HOME OFFICE



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : 01379 642233

Email : diss@durrants.com