



Columbine Way, Gislingham Eye IP23 8HL

welcome to

Columbine Way, Gislingham Eye

situated in Gislingham, this spacious four-bedroom detached home features versatile living spaces, including dining room, large living room, conservatory, and ground-floor ensuite bedroom. Enjoy a driveway for off parking, garage 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



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 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



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



view this property online williamhbrown.co.uk/Property/DSS110853



Property Ref:
DSS110853 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk