



Columbine Way, Gislingham, Eye, IP23 8HL

Guide Price £625,000 -£650,000

Offering a sought after position, this substantial four bedroom detached house boasts outstanding far reaching views over the unspoilt rural countryside. Presented in a most excellent decorative order throughout and offering versatile living space in the regions of 2300 sq ft.

- Outstanding rural views
- En-suite facilities
- 3 Reception rooms
- Freehold
- Over 2300 sq ft
- Garage/workshop
- Council Tax Band F
- Energy Efficiency Rating D.



Property Description

Situation

Boasting an excellent position upon an executive style close, the property enjoys a tucked away situation backing onto the rural countryside. Columbine Way comprises a niche selection of attractive and individually designed executive style houses all set upon generous size plots within the heart of the village. Over the years the village of Gislingham has proved to have been a desirable and sought after location still retaining a strong and active local community with good day to day amenities by way of village shop, excellent schooling, fine church and village hall (also being within the Hartismere school catchment area). A more extensive and diverse range of amenities and facilities can be found within the historic market town of Diss having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a modern four bedroom detached house having been individually designed and built in 2000 and of traditional brick and block cavity wall construction with pleasing colour wash rendered elevations under a pitched clay peg tiled roof and with wood casement double glazed windows and doors. The property is heated via radiators by a recently installed oil fired central heating boiler which also provides hot water via a new pressurized system (installed in summer of 2021). Internally the property offers an expanse of versatile living space with well proportioned rooms all flooded by plenty of natural light and offering flexible living space in the regions of 2300 sq ft. Particular notice is drawn to the garden room located to the rear of the property with vaulted ceilings and elevated panoramic views over the idyllic countryside. Notice is also drawn to the four bedrooms at first floor level all being generous double bedrooms and with the master bedroom having the luxury of en-suite facilities and walk-in wardrobe.

Externally

The property is set back at the end of the close having extensive off-road parking upon a shingle driveway leading up to the house and detached tandem garage and workshop with power/light connected. The main gardens lie to the rear and are of a most generous size being predominantly laid to lawn and backing onto the open rural countryside. A raised decking area abuts the rear of the property creating an excellent space for alfresco dining whilst there is complete privacy/seclusion within the gardens.

The rooms are as follows

RECEPTION HALL: Accessed via a storm porch to front. A pleasing and spacious first impression with part gallery landing above and views running through the garden room over the gardens and fields beyond. Four panel internal doors to the three reception rooms, garden room, kitchen, utility and wc. Stairs rising to first floor level with under stairs storage cupboard space.

LIVING ROOM: 17' 3" x 14' 7" (5.26m x 4.45m) Faced to the rear aspect of the property with views over the gardens. A light, bright and spacious room with focal point to side being the open fireplace with inset cast iron stove and with brick surround. Amtico LVT oak herringbone flooring.

SNUG: 14' 7" x 10' 7" (4.45m x 3.25m) Situated to the front of the property with views over the front gardens currently used as a snug however offers versatile use. Amtico LVT oak herringbone flooring.

HOME OFFICE: 11' 3" x 7' 10" (3.43m x 2.41m) Window to the front aspect. Currently used as useful office space. Amtico LVT oak herringbone flooring.

GARDEN ROOM: 12' 4" x 10' 0" (3.76m x 3.05m) Faced to the rear aspect of the property enjoying elevated views over the gardens and fields beyond. Vaulted ceilings. Double doors opening onto the raised decking area. A light, bright and airy room.

KITCHEN: 11' 3" x 11' 1" (3.43m x 3.38m) A double aspect. Faced to the rear of the property. The kitchen offers an extensive range of wall and floor unit cupboard space with roll top work surfaces, porcelain sink with drainer and mixer tap, four ring electric hob to side with extractor above and double Bosch oven below. Space and plumbing for dishwasher and fridge/freezer.

UTILITY ROOM: 11' 3" x 5' 2" (3.43m x 1.60m) Stable door to side giving access to the rear garden. Matching units to the kitchen and space for white goods - inset stainless steel sink with drainer and mixer tap.

FIRST FLOOR LEVEL: PART GALLERY LANDING: With windows to front. Double built-in storage cupboard to side and additionally built-in airing cupboard housing the hot water cylinder. Access to the four bedrooms and family bathroom.

BEDROOM ONE: 20' 2" x 11' 3" (6.15m x 3.43m) Window to the front aspect. An impressive principle bedroom being of a generous size and with the luxury of en-suite facilities and walk in wardrobe.

EN-SUITE: With window to the rear aspect. Comprising a panelled bath with shower over, low level wc and wash hand basin.

BEDROOM TWO: 11' 3" x 9' 10" (3.43m x 3m) With window to the rear aspect enjoying elevated views over the rear gardens and fields beyond.

BEDROOM THREE: 11' 3" x 9' 8" (3.43m x 2.95m) Window to the side. A generous double bedroom.

BEDROOM FOUR: 11' 3" x 8' 0" (3.43m x 2.44m) Window to front aspect. Although being the smaller of the four bedrooms still a generous double bedroom.

BATHROOM: With Velux window to rear. Comprising a modern suite with panelled bath, tiled shower cubicle, wash hand basin over vanity unit and low level wc.

OUR REF: 8223



Viewing Arrangements

Strictly by appointment

Contact Details

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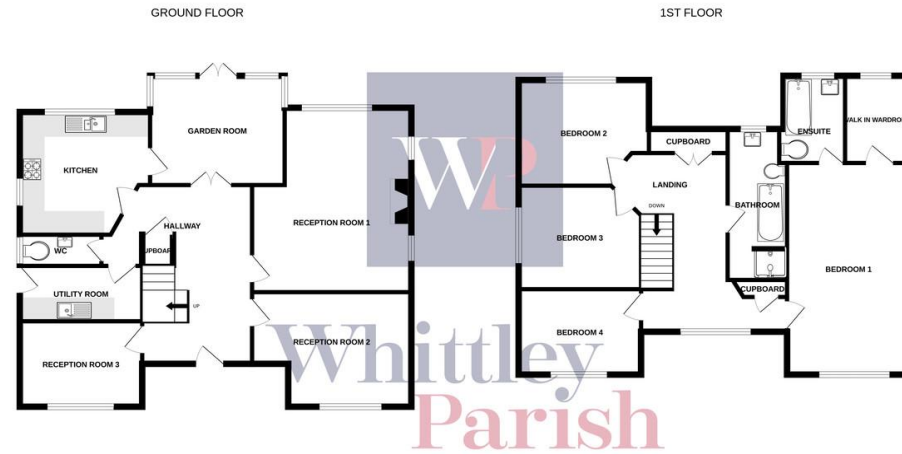
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