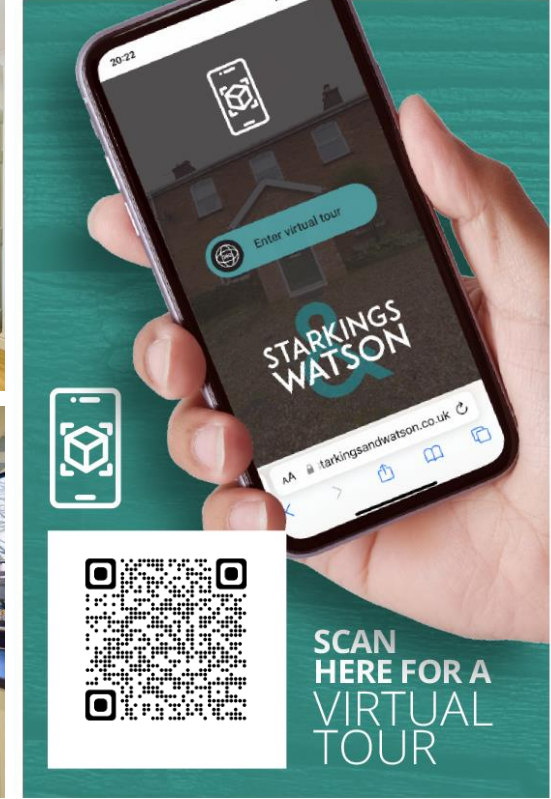


CHURCH MEADOW Gislingham, Eye IP23 8HQ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE PROPERTY



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- Detached Family Home
- Tucked Away & Private Location
- Beautifully Presented
- Three Impressive Receptions
- Modern Kitchen & Utility
- Four Generous Beds & Two Baths
- Private Sunny Gardens
- Driveway Parking & Double Garage

IN SUMMARY

MOTIVATED VENDORS! Situated in a QUIET and TUCKED AWAY POSITION within the POPULAR VILLAGE of GISLINGHAM you will find this DETACHED 1990's BUILT DETACHED FAMILY HOME. Presented in IMMACULATE ORDER, the current vendors have improved the property no end with the house now offering a truly 'TURN KEY' proposition. Extending to approximately 1500 SQ FT (stms) you will find accommodation ideal for growing families with STUDY, W/C, dining room, sitting room, modern fitted kitchen and separate utility as well as large GARDEN ROOM currently used another office/reception. On the first floor there are FOUR AMPLE BEDROOMS with EN-SUITE to the master and a family bathroom. Externally, the well presented gardens wrap around from the front to the rear with SUNNY and SOUTHERLY rear gardens, DRIVEWAY PARKING and DOUBLE GARAGE. The property benefits from uPVC double glazing as well as newly installed central heating system.

SETTING THE SCENE

Approached via a shared driveway with the neighbouring dwellings there is shingled driveway parking in front of the double garage. From the driveway there is gated access leading to the main front door. The house can be

found tucked away hidden from initial sight.

THE GRAND TOUR

Entering the house via the main entrance door to the front you will find wood effect flooring with the w/c immediately on the right. To the left, a purpose study room overlooking the front, the ideal place to work comfortably from home. The hallway opens up offering stairs to the first floor and space for storage. The dining room can be found to the right of the hallway overlooking the front with the kitchen found behind overlooking the rear garden with the utility adjacent offering access to the rear and side garden. The kitchen is well fitted with plenty of storage and solid worktops overs with integrated fridge/freezer and dishwasher as well as electric double eye level oven and electric hob with extractor. The utility offers further storage and space for white goods. The sitting room can be found at the other end of the hallway with double doors onto the rear garden and a fireplace. The sitting room provides access to the garden room currently used as another home office. Heading up to the first floor landing there is loft hatch access. Found to the left of the landing there is a comfortable bedroom with built in storage cupboard overlooking the rear garden. The main bedroom is found adjacent with built in wardrobes and a lovely en-suite with rainfall shower. The family bathroom is found centrally within the hallway and has been recently refitted offering a roll top bath with rainfall shower over. Also off the landing are two further double bedrooms both with built in wardrobes.



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Diss Office on **01379 450950**



THE GREAT OUTDOORS

Externally, the property offers a gravel driveway which in turn leads to the double garage. From the parking area, there is gated access to the front of the house and the rear gardens beyond. The rear garden offers an area laid to decking, the majority of the garden is laid to lawn with tree, shrub and flower borders complete with a delightful patio seating area. The rear garden is fully enclosed with timber fencing. To the front of the house, you will find paved pathways leading around to the rear as well as personnel door to the double garage with up and over door, power and light and storage over.

OUT & ABOUT

Located ten miles to the south of Diss and within the popular village of Gislingham, which is found on the north Suffolk borders. The village has proved to be a desirable location over the years, having a strong and active local community with good amenities by way of having a village shop, public house, excellent schooling, church and village hall. The property is also within the Hartismere school catchment area. An extensive and diverse range of many day to day amenities and facilities can be found within the market town of Diss lying some ten miles to the north along the A140 and found within the beautiful countryside surrounding the Waveney valley. The town has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

FIND US

Postcode : IP23 8HQ

What3Words : ///occupy.rolled.poem

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area^m
 1503.33 ft²
 139.66 m²
 Reduced headroom
 7.28 ft²
 0.68 m²

