

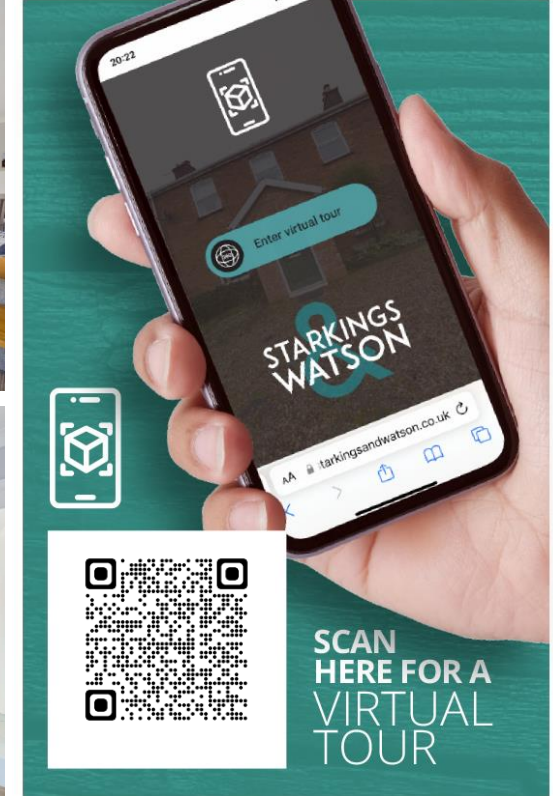
COLDHAM LANE

Gislingham, Eye IP23 8JA

Freehold | Energy Efficiency Rating : E

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

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STARKINGS  
&  
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- Detached Bungalow
- Quiet & Sought After Village Location
- Large Sitting/Dining Room with Woodburner
- Kitchen & Conservatory
- Two Double Bedrooms
- Private Gardens Front & Rear
- Driveway Parking and Garage
- Easy Access For Diss & Stowmarket

### IN SUMMARY

Located in the SOUGHT AFTER VILLAGE OF GISLINGHAM within easy reach of both DISS and STOWMARKET is this DETACHED TWO BEDROOM BUNGALOW presented in good order. The bungalow offers a generous main reception with WOODBURNER and DUAL ASPECT to front and rear. There is a kitchen and conservatory to the rear with the conservatory currently used as a dining room. Off the central hallway there is access to the shower room and TWO AMPLE BEDROOMS with BUILT IN STORAGE. Externally there are PRIVATE FRONT AND REAR GARDENS providing lovely SPACES to enjoy and entertain. There is also plenty of DRIVEWAY PARKING and a SINGLE GARAGE. The property benefits from modern electric programmable heaters.

### SETTING THE SCENE

Approached from Coldham Lane you will find a generous hard standing front driveway providing off road parking for a few vehicles. There is a range of mature trees and shrubs as well as gated access from the front to the rear and access to the single garage

with up and over door. The main entrance to the front takes you into a porch entrance.

### THE GRAND TOUR

Entering the main entrance door to the front you will find a porch entrance with space for coats and shoes. This in turn leads into the hallway with access to all further rooms. The sitting room can be found immediately to the left with dual aspect to front and rear with doors leading onto the rear garden. The sitting room offers a woodburner and hatch through to the kitchen. The kitchen can be found adjacent with a range of storage and rolled edge worktops over. There is space for oven, washing machine and fridge as well as access to the conservatory beyond currently used as a dining room. The conservatory is heated and provides direct access to the rear garden. From the central hallway you will find a shower room with double shower cubicle as well as two ample bedrooms, one to front and one to rear both of which have built in storage.

### THE GREAT OUTDOORS

The private landscaped rear garden is accessed via the conservatory and provides paved patio area ideal for outside dining as well as shingled areas and mature shrubs and trees. The garden is private whilst being non-overlooked and also provides access to the single garage with power and light, storage over and up and over door to the front. Leading around the side you will also find a further private fenced off area to the front providing further space for table and chairs which is paved and shingled.



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Diss Office on **01379 450950**



## 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 8JA

What3Words : ///bigger.innocence.yards

## 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.

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
746.77 ft<sup>2</sup>  
69.38 m<sup>2</sup>

