



'Bright Modern Home in A Stunning Location'
Gislingham, Suffolk | IP23 8JY

WELCOME



If you long for the tranquillity of rural living but are deterred by the thought of an old house, this beautifully presented, modern home could be what you are looking for. With three bedrooms, a superb, vaulted living room, newly fitted kitchen and picturesque countryside views, this perfect home takes some beating.







- An immaculate three-bedroom detached property
- Extended and modernised to a wonderful standard
- A fantastic vaulted living room with exceptional views and bifold doors
- Principal bedroom with an en suite shower room
- A beautiful fully refurbished kitchen
- Bifold doors out to the decked area with amazing views
- Parking for multiple cars
- A separate, detached garage
- Underfloor heating
- A fully landscaped garden

For the current owner, it was the peaceful setting of the property that first attracted him when it was newly completed in 2011. Situated within a small development of only six houses, each crafted with distinct character, he recounts his fondness for the location. "I love the views over the farmland and the setting is so peaceful." The property is set on a quiet lane off the main road through the village and is particularly well placed for both Stowmarket and Diss and their direct rail links to London.



The ground floor of the property is distinguished by its bright and airy ambiance, with every aspect of the layout naturally flowing from one space to the next. The owner has made some significant modifications to the property, most notably the large extension which was added in 2014. This wonderful space now forms a spectacular open plan sitting room with impressive glass bifold doors offering stunning views of the garden and farmland beyond. "It's great to pull back the bifold doors in the summer and entertain on the patio" the owner explains. The tall, vaulted ceiling in this room exacerbates the spaciousness and creates an unexpectedly striking architectural feature.

The sitting room also features a striking, remotely controlled, glass encased, real flame and log effect modern gas fire (Calor Gas) complemented by a marble surround. Set within a modern brick chimney the fireplace creates a stunning focal point to this spectacular room. Furthermore, the room is fitted with dual zone underfloor heating added during construction. The fireplace is set within a modern brick chimney which creates a stunning focal point to this spectacular room. Furthermore, the room is fitted with underfloor heating which was added during construction.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Adjacent to the main entrance hall is the newly fitted kitchen / diner. This modern, inviting room features sleek, handle-less wall and base cabinets finished in a gloss cashmere tone, complemented by light stone countertops and white subway-style splashback tiles. The kitchen is well appointed with a dual oven, hob and integrated dishwasher, fridge and freezer. At the opposite end of the room, ample space is reserved for dining, making it an ideal setting for entertaining.

With the bi-fold doors opened, the patio's elegant tiles seamlessly merge the indoor and outdoor spaces, enhancing the overall aesthetic continuity between the two areas. It is from this patio area that the uninterrupted views of the surrounding countryside can be fully appreciated.

A good-sized utility room, outfitted with matching units, provides additional storage for kitchen and cleaning essentials, along with space for white goods. The utility room also provides convenient access to the garden. A useful cloakroom adds further functionality to the layout and completes the rooms to the ground floor.

The remainder of the garden is landscaped to feature a lawned area and carefully curated flower beds. Fully enclosed, the garden ensures a safe environment for both children and canine family members to enjoy.

The village of Gislingham boasts a thriving shop, supplying a wide range of fresh meats, deli items and bakery products, a village hall and a primary school. "This is a very active village with lots going on at the village hall" explains the current owner. "There is also plenty to explore if you enjoy getting out and about with lots of wonderful local walks."

To the first floor are three bedrooms - each thoughtfully fitted with built-in wardrobes. The principal bedroom boasts a stylish ensuite shower room, which has been recently updated. A generous, fully tiled family bathroom can also be found on this floor. This beautifully decorated room boasts a freestanding bath and floating sink with under-basin storage.

The busy market town of Stowmarket, which offers a variety of shops and amenities, is conveniently located only 10 miles away. Stowmarket is served by a selection of supermarkets, shops, pubs, restaurants, a sports centre with swimming pool, cinema and schools - as well as a mainline railway station with direct services into London Liverpool Street (80 minutes) and Norwich (30 minutes).

A spacious brick driveway to the front of the property provides parking for several vehicles as well as access to a detached, single garage, equipped with lights and electrics.

Alternatively, the historic town of Diss boasts a variety of shops and services, including a mainline railway station with direct services into London (90 minutes) and Norwich (20 minutes).

To the side of the property is a lovely patio space, set directly outside the bi-fold doors of the sitting room and paved with Italian porcelain tiles.





STEP OUTSIDE

The cathedral town of Bury St Edmunds is located only 16 miles away. In addition to its fascinating history, this East Anglian gem is known as Suffolk's foodie capital with everything from award-winning fine dining to quality Suffolk home cooked pub grub. The town also offers a fantastic mix of independent shops and high street favourites as well as beautiful outdoor spaces and a thriving arts scene.

Agents Notes

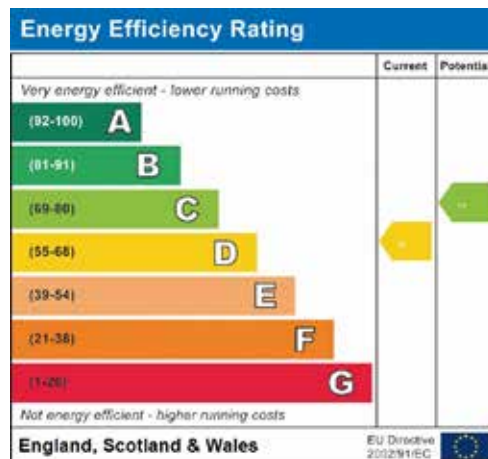
Tenure: Freehold

Local Authority: Mid Suffolk District Council – Band D

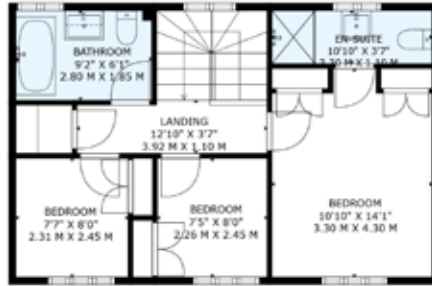
Services: Mains Electricity, Water & Drainage, Calor Gas Central Heating.

Broadband: The current owners provider is BT. Buyers would need to satisfy themselves as to which provider they would use and what speeds may be available.

Directions: From Diss head west on the A143 towards Rickinghall. Turn left on to the B1113 and head south and take the next left towards Gislingham. Viking Close in on your right.



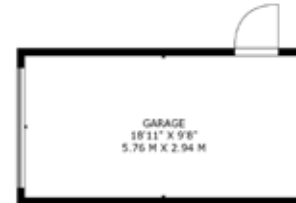
What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - [///live.dripping.marinated](http://live.dripping.marinated)



FLOOR 2



FLOOR 1



TOTAL: 1311 sq. ft, 122 m2
 FLOOR 1: 803 sq. ft, 75 m2, FLOOR 2: 508 sq. ft, 47 m2
 EXCLUDED AREAS: STORAGE: 14 sq. ft, 1 m2, GARAGE: 181 sq. ft, 17 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcnp.



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