



Nindethana  
Gislingham, Eye | Suffolk | IP23 8HP

# MODERN EFFICIENT HOME



If you're looking for a headache-free, future-proof home, read on. This intelligent four-bedroom house is as close to maintenance-free as you're likely to get thanks to far-sighted choices made by the owners who oversaw its construction. Materials used, both inside and out, will need little or no upkeep, and the modern heat recovery system makes the house extremely efficient to run.







# KEY FEATURES

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- A beautiful four double bedroom detached property
- An individual architect designed timber frame property
- Fantastic, vaulted Principal bedroom with ensuite bathroom
- Large and social kitchen diner
- Brand new air source heat pump, under floor to ground floor
- Wonderful vaulted glass entrance hall
- Double garage with a fully insulated office space above
- Beautifully maintained and landscaped gardens
- Lovely quiet village location
- A short drive from the mainline station and amenities of Diss

The name of the house translates as “ours” and indeed the care and attention these owners bestowed on the design and construction of their cherished home is evident everywhere. Designed by an architect and constructed by local craftspeople, the house is not just attractive to look at but is built from exterior materials – bricks, coloured render and cement board, and UPVC windows – that need little maintenance!

## Step Inside

Double glass doors, flanked by two tall windows and with an angled glass roof above, leads into a soaring atrium. The owners wanted to make the most of this south-facing elevation and bring light and warmth into their home – and they succeeded! The house appears to open out before you, an effect aided by neutral cream walls, LED lighting and pale laminate flooring which is used throughout. Ahead, a stunning oak and glass staircase draws light upwards to the galleried landing. On your left a door leads to a spacious double-aspect sitting room with French doors to the garden. A cassette wood-burner sits flush against the wall into which it is mounted, an elegant modern iteration of a timeless feature. At the back of the house, the entrance hall opens out into a wide and asymmetrical family room with space for a dining table and occasional seating, even a piano. A second set of French doors leads to the garden. Set at an angle, a wide set of doors brings you into another interestingly asymmetrical room, the large kitchen-diner. Here, glossy cream units with pleasingly curved corners support silestone worktops – a highly practical heatproof material which doesn't mark or stain and is an ideal choice for kitchens. With few right angles or sharp edges, there's a gentle and enveloping quality to this amorphous kitchen. Little wonder the owner says it's her favourite part of the house!





# KEY FEATURES

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## Energy-efficient Home

An Air Source heat pump powers underfloor heating throughout the ground floor while small and efficient ceramic radiators heat the rooms upstairs. A heat recovery system conserves and recycles generated warmth which, coupled with high U-value insulation, creates an extremely warm and energy-efficient home with lower than average associated costs.

## Exploring Upstairs

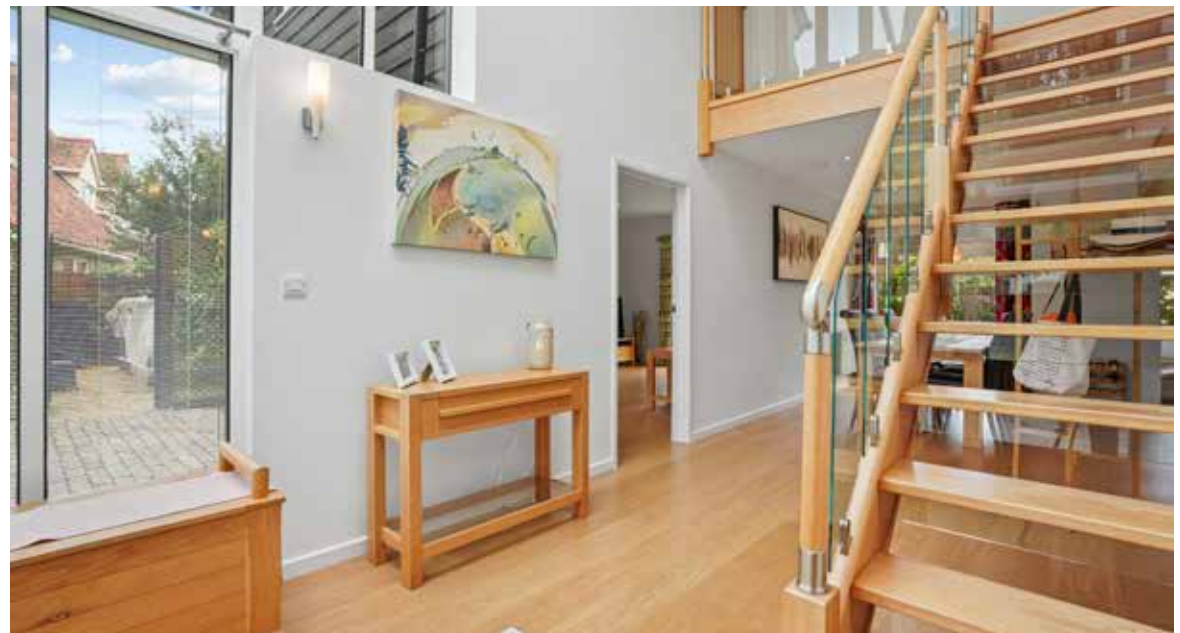
Four double bedrooms and three bathrooms (two en-suite) make up the first floor accommodation. Sitting above the large sitting room, the master bedroom is of grand proportions with a tall semi-vaulted ceiling and windows on both the north and south elevations. Good design is evident in the stylish use of glass and waterproof panels instead of tiles in the bathrooms, and in the ample provision of built-in cupboards in all bedrooms as well as the family bathroom. A loft ladder on the landing leads to a boarded attic with power and lighting, great for extra storage.

## Step Outside

Set back from the road behind a five-bar gate, the house overlooks lawns to the front. A detached double garage has a superb workspace upstairs in the pitch of the roof. There's room for at least two people to work in this lovely light-filled spot. A vegetable garden occupies the west side of the house while at the eastern end a delightful paved seating area is shaded by a pergola supporting a vine of Malbec grapes. Other specimens of note include Indian bean trees, a contorted willow, silver birch and a prolific walnut tree.

## On The Doorstep

Gislingham has a village shop and a thriving village hall with many regular classes and events and a popular monthly pub night. The local playpark and playing field are very well kept and the village primary school has been rated "outstanding". Dog-owners and walkers will be pleased to discover so many country walks on the doorstep.













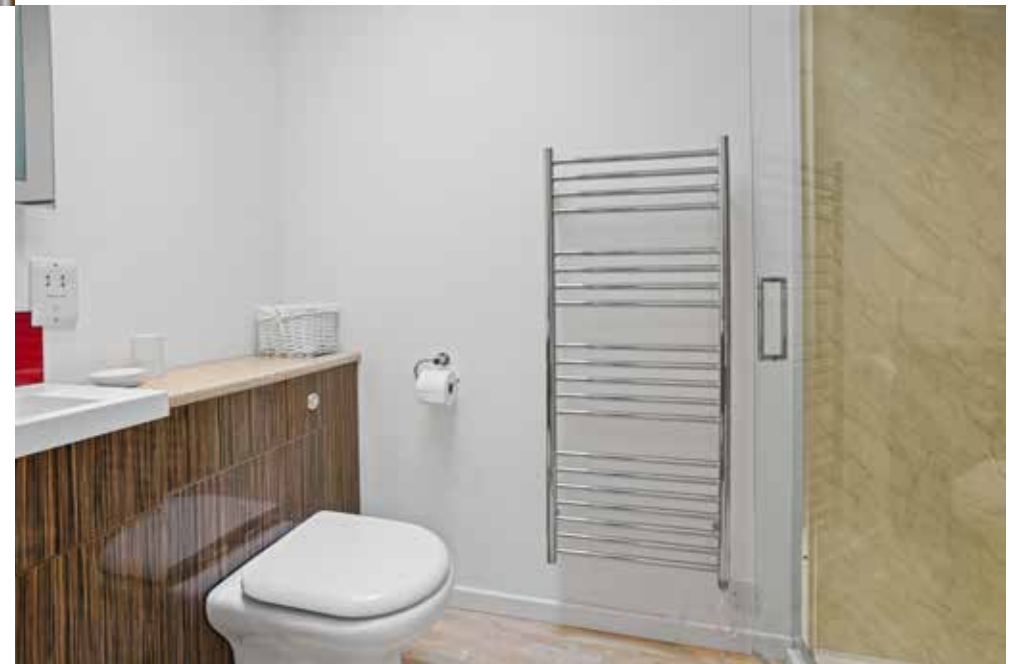


























# INFORMATION

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## How Far Is It To

Although nestled deep in the Suffolk countryside, Gislingham is well connected farther afield thanks to the proximity of the arterial A140 which will get you to Ipswich in a little over half an hour and Norwich in 45 minutes. Meanwhile Stowmarket, with its supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned and respected youth centre The Mix is just 20 minutes away. From here are fast and frequent rail connections on the London-Norwich mainline, as well as services to Bury St Edmunds and Cambridge.

## Directions

From Diss head west on the A143 and take the Burgate road south through Burgate to Gislingham. Turn left on to Thornham road and the property is on your left.

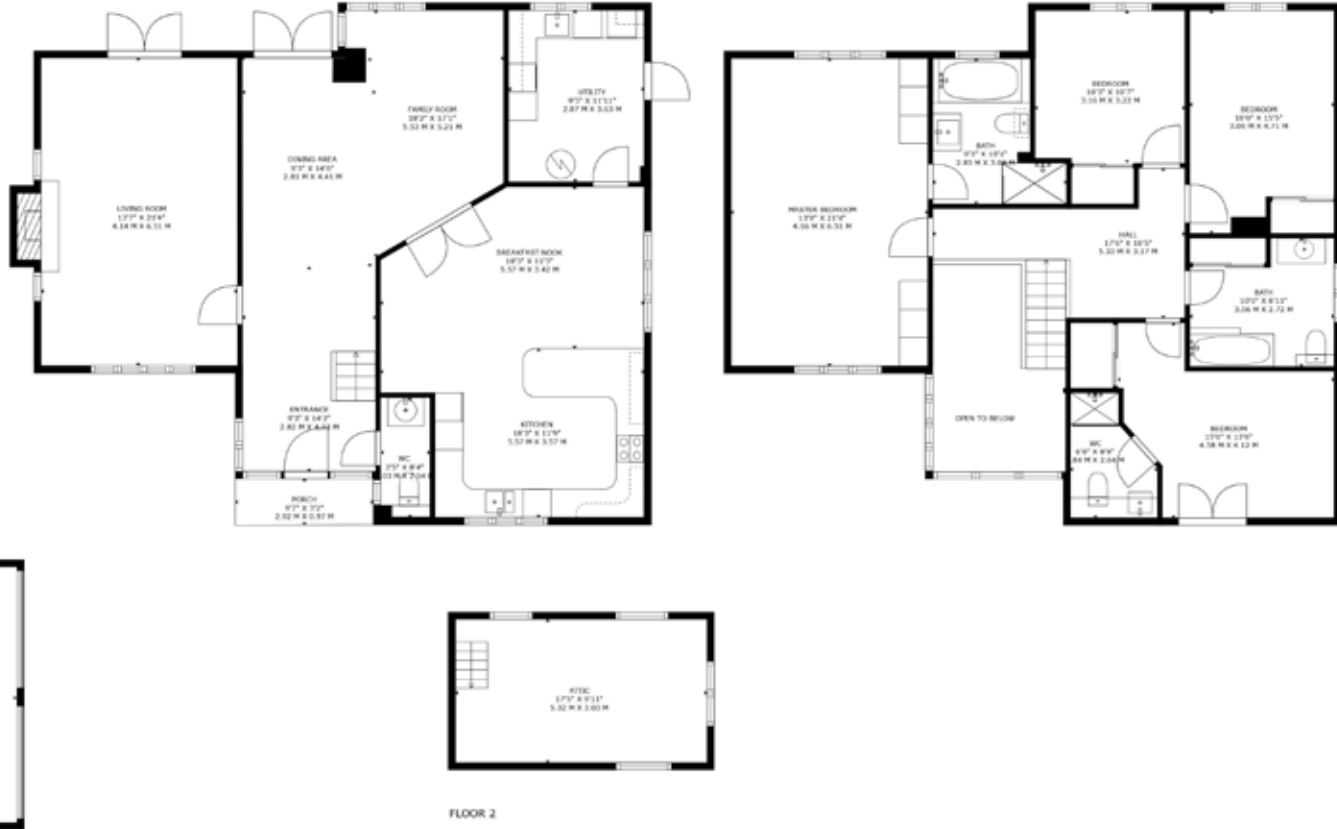
## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... sheet.bonnet.situation

## Services, District Council and Tenure

Air Source Heating – Underfloor to ground floor, Heat Recovery System, Mains Water, Electricity & Drainage  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.ofcom.org.uk](http://www.ofcom.org.uk) - to check Mobile/Broadband Availability  
Mid Suffolk District Council - Tax Band E  
Freehold





FLOOR 1

FLOOR 2

**TOTAL: 2443 sq. ft, 227 m2**  
 FLOOR 1: 1227 sq. ft, 114 m2, FLOOR 2: 1216 sq. ft, 113 m2  
 EXCLUDED AREAS: GARAGE: 310 sq. ft, 29 m2, PORCH: 31 sq. ft, 3 m2, FIREPLACE: 9 sq. ft, 1 m2,  
 OPEN TO BELOW: 111 sq. ft, 10 m2, LOW CEILING: 72 sq. ft, 7 m2  
 FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

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