

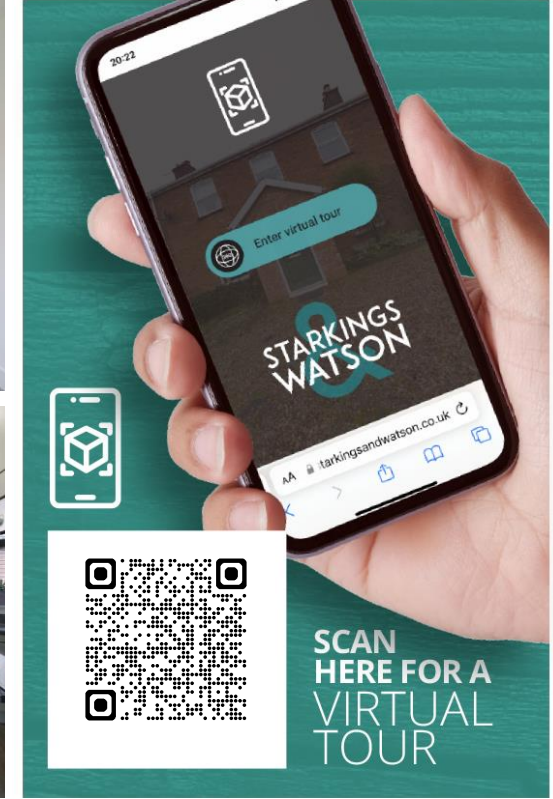
POPPY WAY

Gislingham, Eye IP23 8LA

Energy Efficiency Rating : B

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**STARKINGS
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- Detached Family Home
- Sought After Village With Excellent School
- 5 Years Old Built By Lovell Homes
- Large Sitting Room with Wow Factor
- Large Dual Aspect Kitchen/Dining Room
- Separate Utility Room
- Four Ample Bedrooms & Two Bathrooms
- Private Gardens & Converted Garage

IN SUMMARY

This DETACHED FAMILY HOUSE in the SOUGHT AFTER village of GISLINGHAM is BEAUTIFULLY PRESENTED and measures approximately 1250 SQ-FT (stms). Built in 2019 and still under its 10 year NHBC warranty, there are quality fixtures and fittings teamed with pristine presentation as well as being ENERGY EFFICIENT. The house is very much a blank canvas ready to be moved into. The property offers flexible accommodation with TWO RECEPTIONS, large kitchen/dining room, utility, W/C, FOUR DOUBLE BEDROOMS, EN-SUITE to the master and family bathroom. Externally there are pleasant rear and side gardens offering a good degree of privacy. To the front there is a hard standing DRIVEWAY providing ample parking leading to a WORK FROM HOME - HOME OFFICE GARAGE CONVERSION. Within walking distance are an excellent range of local amenities and outstanding rated Ofsted schooling including Gislingham Primary School and Hartismere High School in Eye.

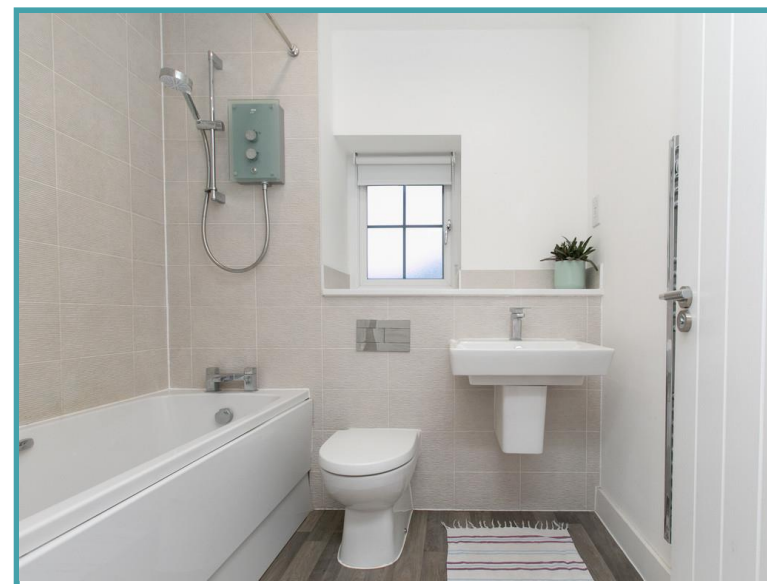
SETTING THE SCENE

Occupying a wonderful position opposite the green of the highly regarded Lovell Homes site in the historic village of Gislingham. A perfect place for the children to ride bikes out the front or play ball games on the green. The house is next to the walkway that leads down into the fields for beautiful walks in the countryside. There are front gardens and a path to the main entrance door. A hard standing private driveway

to the side offers two spaces on the driveway for off road parking leading to the back gate and private garden where detached home office conversion is located.

THE GRAND TOUR

Upon entering the house, The entrance hall is bright and spacious, providing a cloakroom and additional storage space. Moving into the kitchen, you will be amazed at how spacious it is for a modern home. It easily accommodates a dining area to the front and offers ample space for cooking without feeling cramped. The breakfast bar creates a defined cooking area, whilst the under unit lighting and spotlights, along with the Symphony shaker style kitchen units and quality Bosch appliances, make it a kitchen worth showing off to visitors. The touch induction hob, plenty of work surfaces, and integrated appliances create a clean and visually pleasing space. It is the perfect spot for entertaining guests. Adjacent to the kitchen, you will find a convenient utility room with plumbing for a washing machine and additional storage. A door leads to the back garden. The triple aspect lounge is another spacious and beautifully decorated room. The neutral finish allows you to add your personal touch. Natural light floods in through the windows and French doors, creating a bright and inviting atmosphere. The soft grey carpets make it a cozy room to come home too and relax in. The generous size of the room gives you plenty of options for furnishing it. The bay window adds extra space and light, making it a wonderful feature of the room. Upstairs, you will find a spacious and bright landing that provides access to the four bedrooms and family bathroom. The master bedroom is well-proportioned and features built-in Hammonds wardrobes. It also boasts a modern shower en-suite with a hand wash basin, chrome towel rail, W.C, and a large shower with overhead waterfall and handheld options. Bedroom two is a generously sized double room with a dual aspect, while bedrooms three and four are also spacious enough for family or guests. The loft was professionally fitted with 'Insta loft' in 2021. It has an



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inbuilt ladder and spans the whole floor plan of the house. This is a huge, tall storage space that is dry and fitted with lighting.

THE GREAT OUTDOORS

To the rear you will find a larger than average south facing garden. There is a grassed lawn with 5 year old trees and patio area and plenty of space to enjoy. If you are looking to work from home, there is the ideal space! The detached garage has been converted to a wonderful, functional recreational space that could provide a hobby room, playroom, office, or more. The space has also been cleverly designed to incorporate a large storage area. To the rear of the garage, a covering has been made to store bikes and further garden items.

OUT & ABOUT

Gislingham is located near Stowmarket, Eye, and Diss and has roots dating back to the 9th century. Originally part of Norfolk, it is now situated in the northern part of Suffolk. The village was already well-established by the time the Domesday Book was compiled. Between 1150 and 1312, the Knights Templar played a significant role in the village. The oldest sections of St. Mary's Church were built in the 1420s.

Gislingham boasts its own outstanding Ofsted rated primary school in walking distance, shop, village hall, and park. It is also in the catchment of the outstanding Ofsted rated Hartismere High School. The community spirit is strong in both the village and the development of St. Mary's. For young residents, there are numerous educational opportunities available. Within a 10-mile radius, there are 13 schools to choose from, including outstanding primary schools and secondary schools.

St. Mary's View is conveniently located within reach of the A140, providing easy access to Norwich (40 mins) and Ipswich (30 mins). The nearby train station in Diss offers direct trains to London and Norwich, making commuting from the peaceful village of Gislingham a breeze. Additionally, there is a train station in Stowmarket, serving various destinations including London Liverpool St, Cambridge, Ipswich, Norwich, and Peterborough.

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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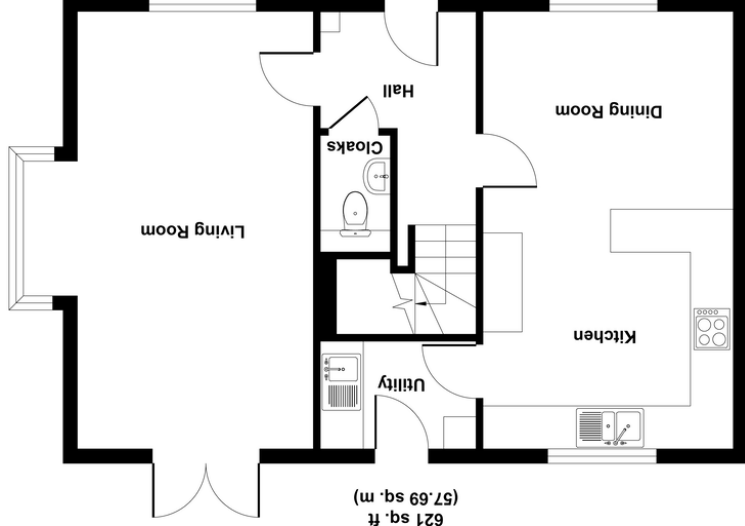
AGENTS NOTES

Services include;

- DRAINAGE- MAINS
- EPC RATING - B
- AIR SOURCE HEAT PUMP PROVIDING CENTRAL HEATING
- COUNCIL TAX - F

Ground Floor
Approximate Floor Area
637 sq. ft.
(59.17 sq. m)

Approx. Gross Internal Floor Area 1258 sq. ft / 116.86 sq. m
Produced by Elements Property



First Floor
Approximate Floor Area
621 sq. ft.
(57.69 sq. m)

