



3 Howards Close
Gislingham | Suffolk | IP23 8JZ

FINE & COUNTRY

SPACIOUS AND WELCOMING



Set back on a private road, on a good sized plot this home, built in 1999, offers something for everyone. Offering four bedrooms, four reception rooms including an office for working from home plus a wonderful kitchen breakfast room overlooking charming gardens, this home is perfect for family life and entertaining. Set in the perfect location on the edge of an active Suffolk village yet close to amenities and transport links this property is ready for new owners to make it their own.

NO ONWARD CHAIN



KEY FEATURES

- Modern Detached Village Home
- Built in 1999 by Bloor Homes
- Quiet Cul De Sac Location
- Four Comfortable Bedrooms
- Two En Suite and Family Bathroom
- Sitting Room and Dining Room
- Study and Conservatory
- Cloakroom and Utility Room
- Wrap Around Gardens
- Drive and Double Garage

Peaceful and Private

Attracted by the peaceful setting of the property and situated within a small development of only four homes the current owners were drawn by location - it is private, peaceful and not overlooked at all. The gardens back onto fields and woodland and give a feeling of country life. The home has space and a light airy atmosphere and offers a friendly feel with plenty of space for all the family.

Step Inside

Stepping inside the welcoming, spacious and bright entrance hall you find an impressive staircase ahead and a cloakroom to your left. A formal dining room is directly off the hallway to the right, along with quiet study leading to a large conservatory. To the left is the light dual aspect open plan kitchen breakfast room with patio doors to the gardens, plus a practical utility room. Straight ahead from the entrance hall is a stunning living room with two sets of patio doors, plus large fireplace.

Flexible For Family

You have everything you need in this home with space for socialising or to relax quietly. The social kitchen breakfast room has patio doors to the garden for seamless alfresco entertaining, plus the practical utility room makes it easy coming in from country walks with muddy paws and boots. The large dining room could easily be a second lounge for teens, a playroom or even a gym. The study is accessed from the hallway so quiet and separate from the rest of the house and leads to the ample conservatory offering yet another reception room.





KEY FEATURES

The wonderful living room is a room for all seasons – with one set of patio doors facing east and another facing south you can enjoy a morning cuppa as well as afternoon tea all in the same room! The large fireplace currently houses an electric fire but could possibly be adapted for a wood burner too, a great cosy space in winter.

Exploring Upstairs

The impressive staircase leads you to a really well planned first floor. The generous dual aspect principal bedroom boasts a wonderful ensuite and is set apart from the other bedrooms. Just across the landing are two bedrooms served by a family bathroom plus another spacious bedroom with its own ensuite – so everyone has space and privacy.

Step Outside

The wraparound gardens back on to fields and woodland setting a country life scene. Whether relaxing on the decking from the lounge or the entertaining alfresco on the patio from the kitchen, the south facing gardens offer plenty of space to enjoy the outdoors. Mature shrubs and trees and an attractive pond also offer screening and separate the gardens into different areas to enjoy.

On The Doorstep

Gislingham village offers a real sense of community having a village shop and a thriving village hall with many regular classes and events and a popular monthly pub night. The village primary school has been rated “outstanding” and the local playpark and playing field offer plenty of space for children to roam. If you enjoy life outdoors, there are plenty of walks straight from the property out into the countryside too.





























INFORMATION



How Far Is It To....

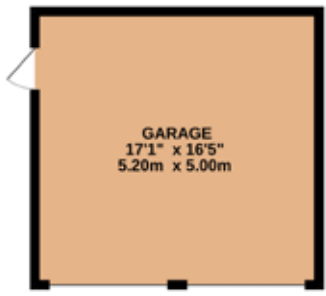
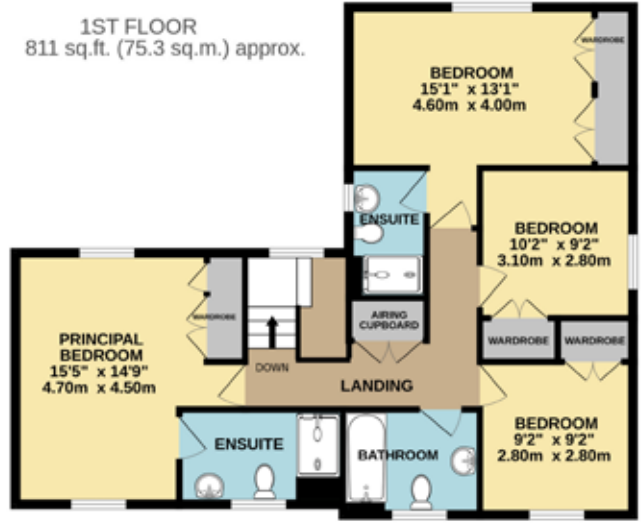
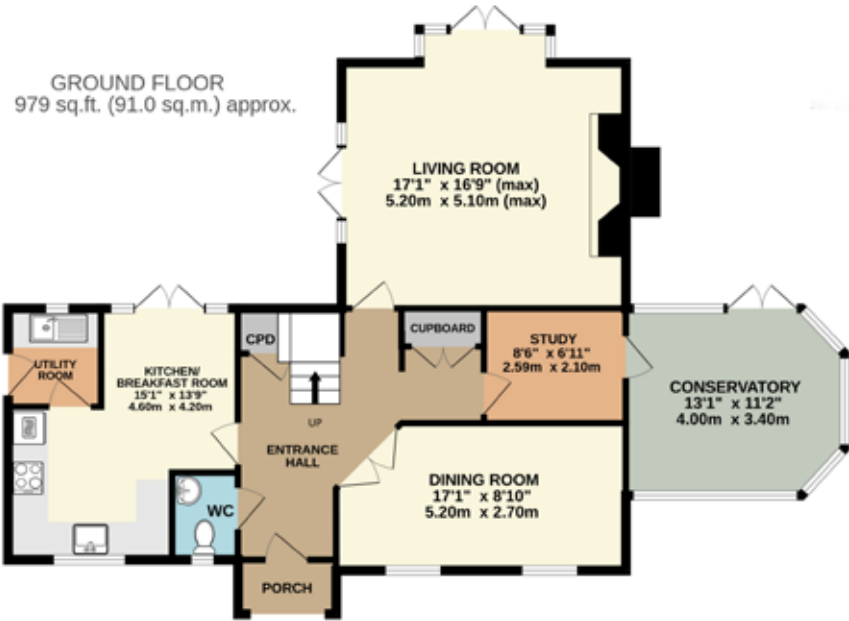
Gislingham is well connected with the arterial A140 which will get you to Ipswich in a little over half an hour and Norwich in 45 minutes. Meanwhile Stowmarket, with its supermarkets, cinema, The John Peel Centre for Creative Arts, and renowned and respected youth centre The Mix is just 20 minutes away.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

Directions - What Three Words Location

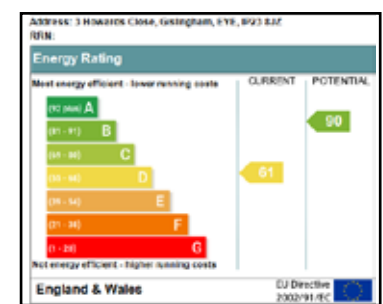
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... /// clogging.sing.skillet

Services, District Council and Tenure

Oil Fired Central Heating
Mains Drainage
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check
Mid Suffolk District Council - Tax Band F
Tenure: Freehold



TOTAL FLOOR AREA : 2288 sq.ft. (212.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



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

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

Fine & Country Diss
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG
01379 646020 | diss@fineandcountry.com

