

Mill Street, Gislingham, Eye

Sheridans









Mill Street, Gislingham, Eye IP23 8JT

Guide Price £450,000

Occupying a prominent setting within a thriving village location, this well built individual family home provides spacious, well proportioned accommodation, complemented by generous grounds extending to approximately 0.40 of an acre.

The property is approached via a substantial carriage style driveway providing parking for several vehicles and leading to the detached garage. The attractive red-brick façade creates an imposing first impression, while internally the accommodation has been thoughtfully arranged to provide practical and versatile living space.

The entrance hall leads through to a comfortable sitting room, a well-proportioned space with feature fireplace and windows and French doors enjoying views over the rear garden. The kitchen is positioned at the heart of the home and is complemented by a separate utility room, whilst the adjoining dining room offers an excellent setting for both family dining and entertaining with window and French doors opening to the rear gardens. A spacious wet room completes the ground floor accommodation.

On the first floor are three generously sized bedrooms, all with fitted wardrobes. The principal bedroom benefits from an en-suite shower room and the remaining two bedrooms are served by the family bathroom, completing the first floor accommodation.

Outside
Outside, the property continues to impress. To the rear lies a sizeable garden, predominantly laid to lawn and bordered by mature planting, creating a wonderful space for children to play, outdoor entertaining and gardening enthusiasts alike. The detached garage and extensive parking further enhance the practicality of this appealing home. All in about 0.40 of an acre.

Location
Gislingham enjoys several amenities such as a well-stocked village store, primary school with outstanding Ofsted rating and a fine Parish Church. Gislingham is within catchment for Hartismere High School in Eye which also has an outstanding Ofsted rating. The surrounding villages offer further amenities as do the market towns of Stowmarket and Diss both of which offer direct mainline rail services to London Liverpool Street.

- Individual detached family home with 0.40 acre grounds
- Three well-proportioned bedrooms
- Sitting room and separate dining room
- Well equipped kitchen with adjoining utility room
- Ground floor wet room
- Family bathroom
- Detached garage
- Extensive off-road parking, carraige style driveway
- Generous rear gardens with outbuilding
- No onward chain

Directions
3 What Words ///glimmers.flooding.prominent

Services
Mains electricity, drainage and water. Heating - Oil boiler
Council Tax: Mid Suffolk Band: E
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (Source Gov.uk)





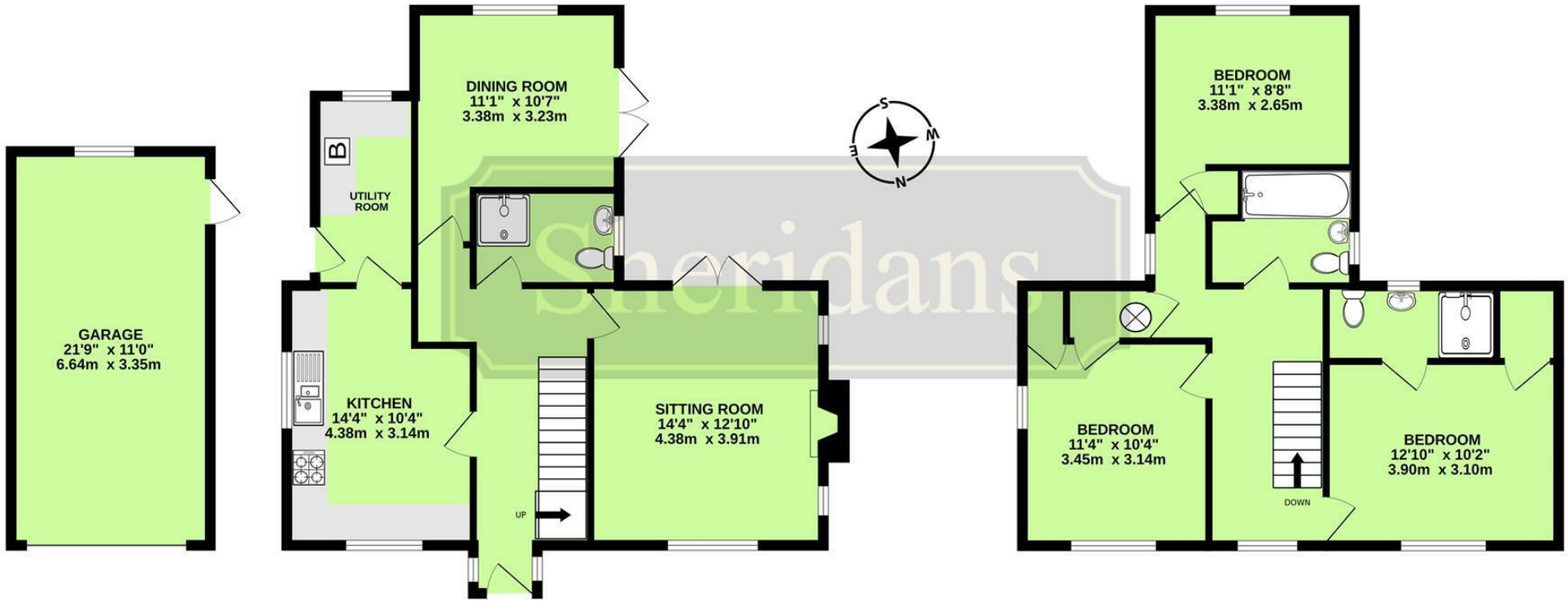


GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 1399sq.ft. (130.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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The Property Ombudsman

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