



- GARAGE EN BLOCK
- OPEN-PLAN LOUNGE/DINER
- GENEROUS FRONT AND REAR GARDENS
- IDEAL FOR DOWNSIZERS, FIRST-TIME BUYERS OR THOSE SEEKING SINGLE-STOREY LIVING

- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- MODERN SHOWER ROOM WITH WALK-IN SHOWER
- WELL-BALANCED AND LIGHT-FILLED ACCOMMODATION



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Broadfields Close, Gislingham, Eye

Set within a generous plot, this TWO BEDROOM SEMI-DETACHED BUNGALOW with EN-BLOC GARAGE offers far more than first impressions suggest, combining bright, open living spaces with a lovely sense of flow between the home and garden. Inside, the property feels immediately welcoming, with well-balanced rooms, neutral décor and excellent natural light throughout, while outside, the garden provides a peaceful and surprisingly spacious setting to enjoy. The layout works effortlessly for modern living, with a spacious lounge opening through to a dedicated dining area and onward to the rear garden via patio doors — perfect for everyday living, entertaining or simply enjoying the outlook. This is a home that feels calm, comfortable and ready to move straight into, while still offering scope to add your own stamp.

£220,000 Offers in Excess of

Broadfields Close, Gislingham, Eye

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Front

Laid to lawn with path to front door.

Entrance Hall

Part glazed door, Laminate flooring, Loft access.

LOUNGE

The lounge is a warm and inviting space, centred around a FEATURE FIREPLACE that adds character and a cosy focal point. Dual seating areas are easily accommodated, and the proportions make it ideal for both relaxing evenings and hosting friends or family. An attractive archway leads through to the dining area, enhancing the sense of openness while still defining the spaces.

DINING AREA

Positioned to the rear of the bungalow, the dining area enjoys DIRECT ACCESS TO THE GARDEN via patio doors, allowing natural light to flood in and creating a lovely connection to the outdoors. This space is perfect for family meals, entertaining or even as a secondary sitting area, with the garden acting as a natural extension of the living space during warmer months.

KITCHEN

The kitchen is fitted with a comprehensive range of wall and base units, offering excellent storage and preparation space. Its practical layout works well for day-to-day use, while the neutral finish provides a great foundation for those wishing to update or personalise. A double glazed window to the front ensures the room remains bright and pleasant throughout the day.

BEDROOM ONE

Bedroom one is a well-proportioned double bedroom, positioned to provide a peaceful retreat within the home. There is ample space for a double bed and additional furniture, and the calm décor creates a relaxing atmosphere, ideal for unwinding at the end of the day.

BEDROOM TWO

The second bedroom is another generous room, currently well suited as a guest bedroom but equally ideal as a home office, hobby room or dressing room. The flexibility of this space adds real appeal, particularly for buyers looking to future-proof their next move.

SHOWER ROOM

The shower room is MODERN AND STYLISH, fitted with a contemporary three-piece suite including a WALK-IN SHOWER, wash hand basin with storage beneath and WC. Crisp tiling, natural light from the window and clean finishes give this room a fresh, hotel-style feel that complements the rest of the property perfectly.

REAR GARDEN

The rear garden is a real highlight, offering a GENEROUS AND PRIVATE OUTDOOR SPACE rarely found with bungalows of this style. Predominantly laid to lawn, the garden provides plenty of room for outdoor seating, planting and entertaining, while also offering scope for further landscaping or personalisation. The patio area directly outside the dining room creates an ideal spot for alfresco dining or morning coffee.

Garage

Garage is En-Bloc up and over door.

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement of representation of fact. Any areas, measurements or distances are only approximate.

New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

School Admissions

To verify the school catchment area contact Suffolk County Council on 0845 600 0981. Purchasing a house in a certain area doesn't automatically guarantee a place at a school within the catchment area.

Important information

Tenure - Freehold.

Services - We understand that oil, electricity, water and drainage are connected to the property.

Council tax band - B

EPC rating - D



The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	