

## Broadfields Close, Gislingham, Eye



- LANDSCAPED REAR GARDEN
- EXTENDED
- VILLAGE LOCATION
- GARAGE AND OFF ROAD PARKING
- OPEN PLAN LIVING/DINING
- MODERN BATHROOM
- OPEN BRICK FIREPLACE
- REFRESHED DECORATION

# MARKS & MANN

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# MARKS & MANN



## Broadfields Close, Gislingham, Eye

Welcoming to market this well presented THREE BEDROOM SEMI-DETACHED house in the village location of Gislingham. The property benefits from having an a single garage and two parking spaces and plenty of guest on road parking. The property has been refreshed throughout with additional patio area added in the rear garden and new fencing added in 2022. All fixtures and fittings have been re-done between 2021-2023, new radiators added between 2021-2023. Loft is insulated and fully boarded with loft ladder. The property sits in a great location with plenty of community events and within walking distance of a nursery and a short drive from the Primary School. LARGE open plan reception room with featured open brick fireplace, two double bedrooms, one single bedroom, family bathroom and spacious fitted kitchen.

**£250,000 Guide Price**



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### Kitchen

2.97m x 3.82m (9' 9" x 12' 6") Spacious fitted kitchen with floor and overhead units. The kitchen was fitted in 2018 and refreshed in 2022. Space for integrated dishwasher if desirable. Large double glazed window overlooking the front garden. Fitted flooring.

### Sitting Room

3.46m x 4.94m (11' 4" x 16' 2") Spacious sitting room with open brick fireplace for potential wood burner to be added. Modern fitted flooring. Refreshed decoration. The living room leads into the dining area providing a large open plan space.

### Dining Room

2.80m x 3.22m (9' 2" x 10' 7") Extended reception offering a good size dining room or play area, the room is filled with natural light from the dual aspect double glazed windows. Fitted flooring. Radiator. Single door leading into the rear garden. This room is open plan with the sitting room offering a social or open space for family and friends.

### Bedroom One

2.86m x 3.77m (9' 5" x 12' 4") Spacious double bedroom with fitted carpet. Large double glazed window overlooking the front of the property. Radiator. Refreshed modern décor.

### Bedroom Two

2.87m x 3.56m (9' 5" x 11' 8") Double bedroom with fitted carpet. Large double glazed window overlooking the rear garden. Fitted storage cupboard with water tank. Refreshed décor. Radiator.

### Bedroom Three

1.97m x 2.67m (6' 6" x 8' 9") Single bedroom or at home office. Oak effect laminate flooring. Double glazed window. Radiator.

### Bathroom

1.68m x 1.93m (5' 6" x 6' 4") Modern bathroom with three piece suite to include bath with overhead shower, WC and vanity wash basin. Fitted lino flooring. Floor to ceiling modern splash walls. Double glazed frosted window.

### Outside

Front;  
Laid to lawn with pathway leading to the front entrance. Side gate access to the rear garden.  
Rear;  
Landscaped garden with new patio and fencing added in 2022. Railway and sleeps added and a small seating area to the rear. Spacious garden offering privacy and a large patio area to the side leading to the side gate. Oil tank.

### Location

Gislingham is a quiet village in the Mid Suffolk District. There is a village hall which offers different pop up events for families and individuals. There is a village fish and chips mobile van which pops up throughout the year, a baby and toddler group, walking distance of a nursery for 2-5 year olds, Primary School, a catchment bus providing access to the closest High School, play area and village shop. There is also a monthly newsletter which is sent out to all residents in Gislingham providing updates and events happening within the 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 - E

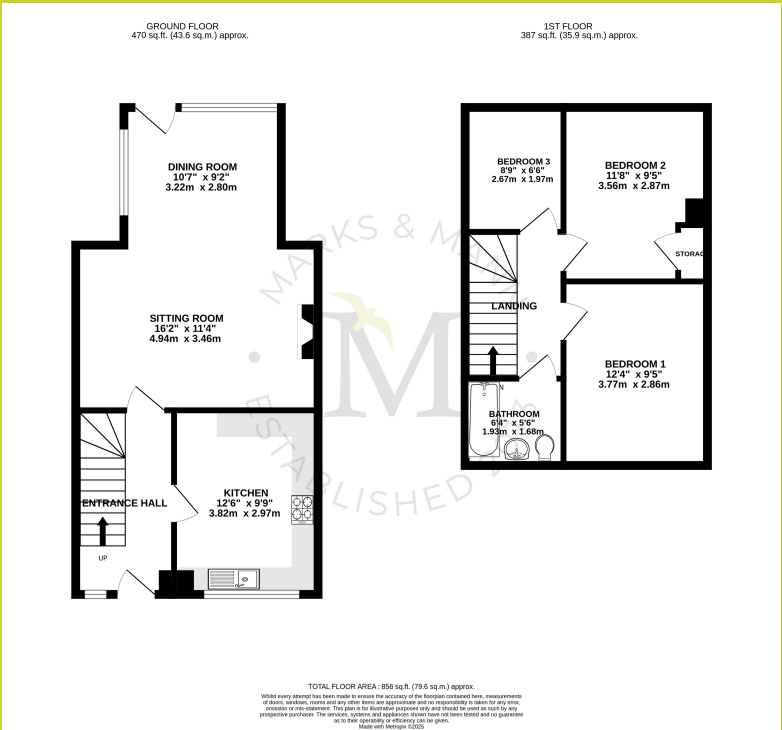
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### Anti Money Laundering Regulations

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.

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

