

Martins Meadow, Gislingham, Eye



- BATHROOM & EN-SUITE OFF BEDROOM ONE
- GARAGE AND DRIVEWAY
- UPDATED BATHROOM AND EN-SUITE
- PORCH & ENTRANCE HALL
- SEPARATE KITCHEN, DINING ROOM & LOUNGE
- WC
- VILLAGE LOCATION
- LINK-DETACHED FAMILY HOME
- WOOD BURNER

MARKS & MANN

8 Needham Rd, Stowmarket, Suffolk, IP14 2AW.

01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

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VENDORS HAVE FOUND ONWARD

Welcoming to market this LINK-DETACHED FOUR BEDROOM house in the quiet village location of Gislingham. The property has been extended and offers a spacious living accommodation with large living room, separate dining area, snug area, kitchen, utility potential, main bedroom with en-suite, two further double bedrooms and one single bedroom, family bathroom and downstairs cloakroom. The property has a fully enclosed rear garden, good size driveway and single garage. Viewing is highly recommended to appreciate what is offered.

£350,000 Guide Price

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Lounge

5.57m x 4.24m (18' 3" x 13' 11") Large reception area with FEATURED wood burner. Double glazed windows and door leading to the rear garden. Fitted carpet. Storage heater.

WC

Downstairs cloakroom to include WC and wash basin.

Kitchen

2.45m x 3.77m (8' 0" x 12' 4") Fitted kitchen with floor and overhead units. Stainless steel sink. Double glazed window overlooking the front of the property. Freestanding cooker with overhead extractor fan.

Utility Room

1.35m x 1.97m (4' 5" x 6' 6") Utility room with dryer and freezer, plumbing not in place for washing machine but potential.

Dining Room

3.36m x 2.26m (11' 0" x 7' 5") Good size separate dining room with dual aspect views. Large tiled flooring.

Study

2.83m x 3.36m (9' 3" x 11' 0") A good space at the back of the property for multi-use. This room is currently being used as a second reception area but would support an at home office or play room if desired. Double glazed window. Double French doors.

Main Bedroom

3.36m x 5.13m (11' 0" x 16' 10") Large double bedroom with fitted oak effect flooring. Double glazed window. Storage Heater.

En-suite

2.35m x 1.48m (7' 9" x 4' 10") UPDATED en-suite to include large walk in shower, WC and vanity wash basin. Double glazed frosted window. Floor to ceiling tiles. Large tiled flooring.

Bedroom Two

2.84m x 3.46m (9' 4" x 11' 4") Double bedroom with tiled carpet. Double glazed window overlooking the front of the property.

Bedroom Three

3.46m x 3.53m (11' 4" x 11' 7") Double bedroom with double built-in wardrobe. Double glazed window overlooking the rear garden. Fitted oak effect flooring.

Bedroom Four

2.38m x 2.65m (7' 10" x 8' 8") Single or small double bedroom, could be used as an at home office or nursery. Fitted flooring. Double glazed window overlooking the rear garden. Built in wardrobe.

Bathroom

1.92m x 2.00m (6' 4" x 6' 7") UPDATED bathroom to include bath with overhead shower, WC and wash basin. Floor to ceiling tiles and modern fitted tile flooring. Double glazed frosted window.

Outside

Front;
Large driveway for up to three cars. Single garage. Established trees and shrubbery to the right hand side. Access to the front entrance porch and entrance into the utility.
Rear;
Large patio and laid to lawn area. Fully enclosed with side access. Featured fish pond.

Important information

Tenure – Freehold.
Services – We understand that electricity, water and drainage are connected to the property.
Heating type - Storage heaters and wood burner
Council tax band - C
EPC rating - TBC

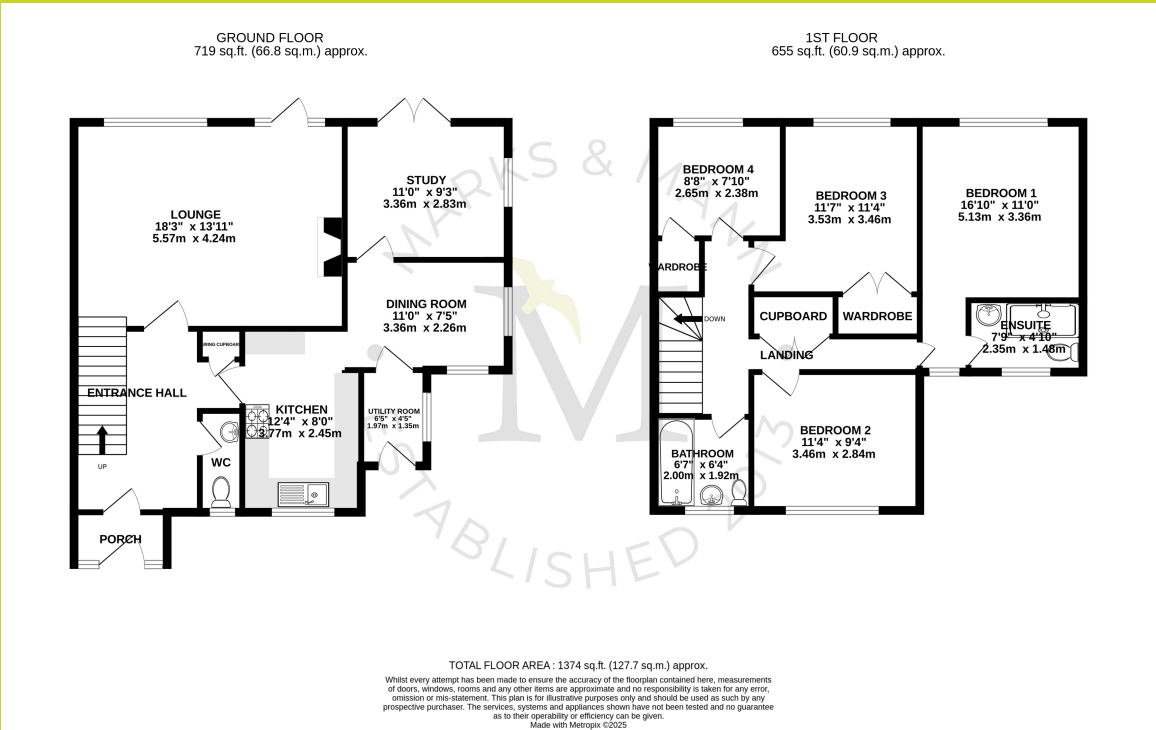
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Anti Money Laundering Regulations

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.



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

