



4 ORCHARD CLOSE

GISLINGHAM, EYE, IP23 8JW



A spacious, versatile and well-presented detached family house with an excellent garden, in a cul-de-sac of just 4 homes.

**The property is a spacious and well-presented family home that has been improved and extended by the current vendors and now offers well-presented and versatile accommodation ideal for modern living. It is set back from the road and located at the head of a cul-de-sac of just 4 homes and has the added benefit of a detached double garage with additional parking for a number of cars to the front.**

The front door opens to a spacious entrance hall with stairs to the first floor and a cloakroom. The double aspect sitting room is to one side and opens directly to the garden. The vendors have created a superb entertaining area to the other side of the ground floor with a comprehensively fitted kitchen to the heart. It opens to a dining room at the front and a superb vaulted garden room to the rear, which leads to the garden. There is an additional reception room to the front that is currently a snug/office and an useful separate utility room. On the first floor is a spacious landing with rural views to the front. To one side is a principal bedroom suite comprising bedroom, dressing

room and ensuite shower room. There are four further bedrooms plus a family bathroom.

The rear garden is a delightful feature of the property and laid principally to lawn with established borders. There is a lovely summer house and paved patio areas, offering plenty of space for family enjoyment, Beyond the garage is a useful utility area.

#### LOCATION

The popular village of Gislingham is 6.3 miles from the historic market town of Eye. Gislingham has a real sense of community and at its heart is a Grade I Listed church together with outstanding Ofsted rated primary school and is a feeder school to the popular Hartismere School, which is one of the top-performing state schools in the region. There is a small village shop, village hall and playing field. Gislingham is surrounded by Suffolk countryside and numerous country walks on the doorstep. The larger town of Diss is 9.9 miles away offering many amenities including supermarkets, leisure centre and mainline station to Norwich,





SUBSTANTIAL  
FAMILY HOME





## FLOOR PLAN



## SERVICES

Oil fired central heating. Mains electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

## LOCAL AUTHORITY

Mid Suffolk District Council  
Council Tax Band F

## ENERGY PERFORMANCE

EPC - D

## VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

## BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

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## IMPORTANT NOTICE

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- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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