

MALLARDS

GISLINGHAM, SUFFOLK

JACKSON-STOPS

MALLARDS, 2 COLUMBINE WAY, GISLINGHAM, EYE SUFFOLK, IP23 8HL

GUIDE PRICE £635,000

A SUPERBLY PRESENTED AND MUCH IMPROVED DETACHED HOUSE OFFERING GENEROUS WELL-PROPORTIONED ACCOMMODATION SET IN DELIGHTFUL LANDSCAPED GARDENS.



DISTANCE

BURY ST EDMUNDS 17 MILES
STOWMARKET 9 MILES
DISS 10 MILES

GROUND FLOOR

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Garden Room
- Study
- Utility Room
- Cloakroom

FIRST FLOOR

- Galleried Landing
- Master Bedroom with Dressing Room/Walk-In Wardrobe & En-Suite Shower Room
- Three Further Bedrooms
- Family Bath/Shower Room

OUTSIDE

- Driveway & Parking
- Garage & Workshop
- Landscaped Gardens



THE PROPERTY

A superbly presented and very well-maintained detached house, greatly improved by the current vendors. Built and constructed about 25 years ago by a reputable local builder, Columbine Way is an exclusive small development of just 16 houses on the edge of the village of Gislingham and Mallards is an attractive detached house boasting nearly 2,000 sq ft of well-proportioned accommodation arranged over two floors and presents colour washed rendered elevations under a tiled roof with symmetrical fenestration to the front façade. A storm porch leads to the front door and the reception hall, which features oak floorboards, stairs leading to the first floor and accesses the ground floor accommodation with a sitting room fitted with an inset wood burner with hearth and windows to the rear and side aspects. The dining room has oak floorboards and a window to the front aspect with bespoke louvre shutters. The kitchen, which is of particular note and fitted by the current vendors, comprises a comprehensive range of base and eye level units, quartz work surfaces, inset Neff double ovens and four ring hob and AEG extractor over, tiled floor and windows to the side and rear aspects. The utility room is fitted with a range of matching base and eye level units, resin work surfaces, single drainer stainless steel sink with space for appliances under, tiled floor and a door leading into the garden. The attractive vaulted garden room features an impressive, glazed apex window with double doors leading to the garden and has a tiled floor, door to the kitchen and double doors to the front reception hall. Continuing on the ground floor there is a cloakroom and a study with a front window fitted with bespoke louvre shutters, wall to wall bookshelves and oak floorboards.

On the first floor a half-galleried landing has a double linen cupboard, an airing cupboard, a window to the front aspect and leads to four generously proportioned bedrooms with the master suite enjoying a dressing room/walk-in wardrobe and an en-suite shower room. There is also a family bathroom.

OUTSIDE

The property is approached via a front gravel drive, providing parking for several vehicles, leading to a tandem garage. There is a further area of formal lawn, Beech hedge and front estate fencing. The rear gardens are a particular feature of Mallards and are a good size and feature mature planting, a large area of lawn with many flower and shrub beds, mature trees and shingle paths. There is a large, decked area immediately adjoining the garden room and a further terraced seating area beyond. There is a wooden garden shed, courtesy door to the workshop and garage, which measures 32' (9.75m) in length and has an automatic roller door. There is a further shingle area with side storage and a courtesy gate leading to the front of the property. The delightful, mature, landscaped gardens offer a high degree of privacy.







LOCATION

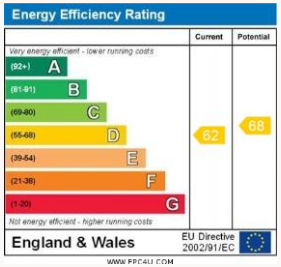
Columbine Way stands on the eastern outskirts of Gislingham which is a thriving Mid-Suffolk village with an active local community and offers a range of everyday amenities including a village store, primary school and a fine parish church. The surrounding villages offer further amenities, as do the market towns of Stowmarket, Diss and the historic cathedral town of Bury St Edmunds, which offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. There is good access to the A14, A11(M11) and for the rail commuter there is a fast and regular service from Diss and Stowmarket to London Liverpool Street taking approximately 95 minutes and 80 minutes respectively. Norwich is also easily accessed by road and rail.

DIRECTIONS

From Bury St Edmunds head in a north easterly direction along the A143 passing through the villages of Great Barton, Ixworth & Stanton. On the Rickinghall Bypass turn right on to the B1113 Finningham Road and then turn left onto Mill Street. Proceed through Gislingham following the High Street and then follow the Thornham Road where Columbine Way can be found on your left. Mallards, No.2 is the second house on your left.

PROPERTY INFORMATION

Services Mains water, electricity and drainage.
Oil fired central heating.
Local Authority Mid Suffolk District Council
Council Tax Band F
Tenure Freehold
Broadband Ofcom states speeds available of up to 1800Mbps
Mobile Signal/Coverage Yes - varies depending on network provider.
Please visit www.ofcom.org.uk to check availability
Viewing Only by appointment with Jackson-Stops.
Tel: 01284 700535







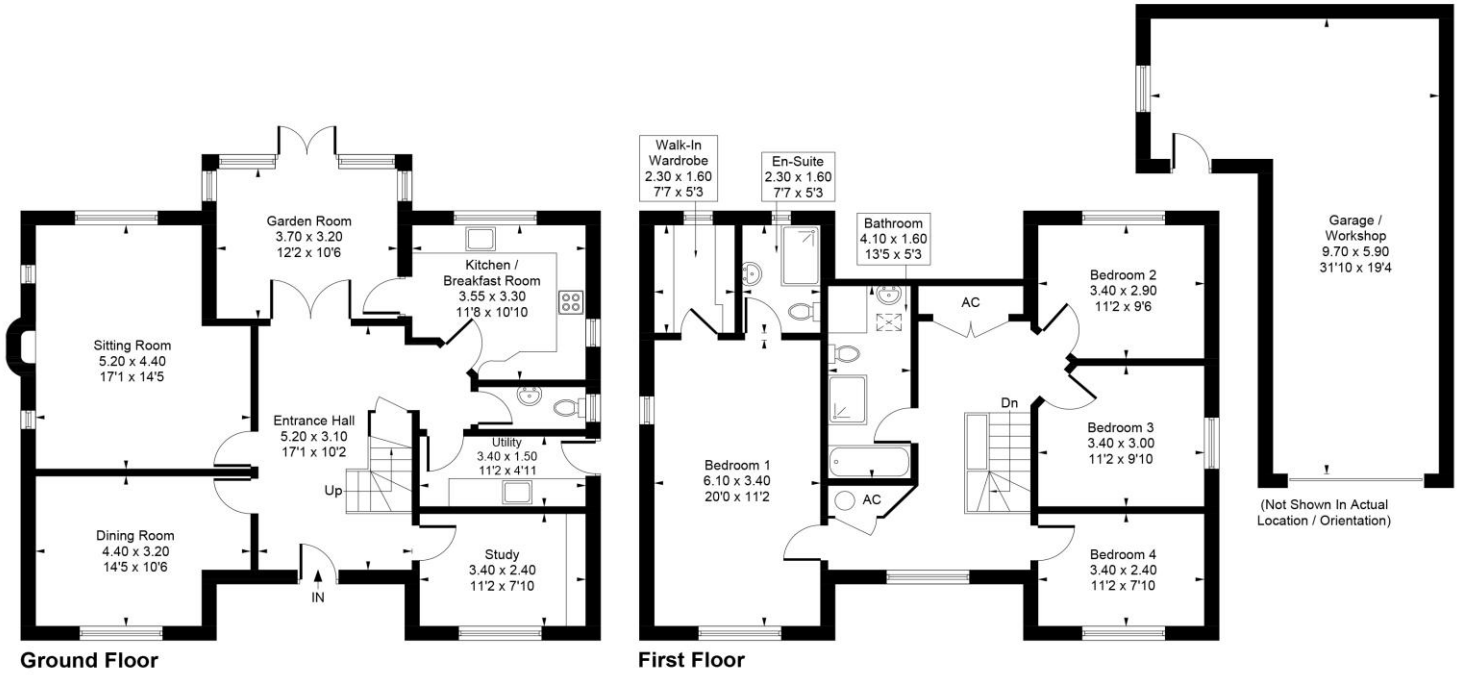








Approximate Gross Internal Area = 181.1 sq m / 1949 sq ft
Garage / Workshop = 40.9 sq m / 441 sq ft
Total = 222.0 sq m / 2390 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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BURY ST EDMUNDS
01284 700 535
burystedmunds@jackson-stops.co.uk
jackson-stops.co.uk

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