



THE HEDGEROWS
GISLINGHAM, SUFFOLK

JACKSON-STOPS 

**THE HEDGEROWS, MILL STREET, GISLINGHAM
EYE, SUFFOLK, IP23 8JT**

GUIDE PRICE £749,950

A BEAUTIFULLY PRESENTED, INDIVIDUALLY DESIGNED FOUR/FIVE BEDROOM DETACHED HOUSE WITH A HIGH SPECIFICATION, STANDING IN AN ATTRACTIVE TUCKED AWAY POSITION WITH GARDENS OF AROUND 0.5 OF AN ACRE, ENJOYING GLORIOUS VIEWS.



DISTANCE

BURY ST EDMUNDS 19 MILES

DISS 10 MILES

STOWMARKET 10 MILES

NORWICH 27 MILES

EYE 5.5 MILES

GROUND FLOOR

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

FIRST FLOOR

- Master Bedroom with En-Suite Shower Room
- Second Bedroom with En-Suite Shower Room
- Two Further Bedrooms
- Family Bathroom

OUTSIDE

- Driveway & Parking
- Double Garage
- Large Gardens
- In All About 0.5 Acres (sts)



THE PROPERTY

The Hedgerows is an attractive detached family house presenting mellow red brick and colour washed rendered elevations under a plain tiled roof and was constructed twelve years ago by the locally renowned developers Orchard Developments to a high specification with attention to detail and thoughtfully designed, well-proportioned accommodation of over 2,200 sq ft. Further benefits include oak internal doors throughout and air source heating with underfloor heating on the ground floor. An oak and plain tiled portico leads through into the reception hall, which features the oak staircase rising to the first floor and doors leading to the ground floor accommodation with a large dual aspect sitting room, double doors leading to the garden and features an attractive brick fireplace with wooden surround and mantle housing a wood burning stove. The large kitchen/breakfast/family room is of particular note for family living and features a comprehensively fitted kitchen with a wide range of base and eye level units, granite work surfaces and built-in appliances such as a dishwasher, microwave, wine fridge, Rangemaster oven with extractor over and with space for an American style fridge freezer. There is plinth lighting, a travertine floor throughout and bifold doors lead to the terrace and rear garden. Double doors lead through into a fabulous garden/dining room featuring a large roof lantern, travertine floor, window to front aspect and bifold doors leading to the terrace and rear garden. A good-sized utility room features a range of work surfaces, stainless steel sink, matching base and eye level units, a further range of full height cupboards, plumbing for automatic appliances, a travertine floor and windows to front and side aspects and a door to the garden. Continuing on the ground floor, there is a study/bedroom and a cloakroom. On the first floor the half galleried landing has a side window and doors lead to four double bedrooms with the master and bedroom two both enjoying en-suites and all four bedrooms benefit from built-in wardrobes. There is a good-sized family bathroom and the rear bedrooms enjoy fabulous views over the rear garden and abutting countryside.

OUTSIDE

The Hedgerows is approached over a block paved driveway capable of standing several vehicles, leading to a detached double garage with twin doors, power, light and a 7kw Electric Vehicle charging point. The front gardens are laid for easy maintenance with paved areas and box hedging. A side gate leads into a further area of garden where there is a large garden shed and estate fencing, leading to the large rear garden, which is predominantly laid to lawn with various flower and shrub beds, mature trees and hedging and a large rear terraced area ideal for alfresco dining. Estate fencing with a gate separates a less formal garden area with compost bins and enclosed by mature hedging. The gardens abut meadowland and enjoy beautiful, unobstructed, far-reaching views over undulating countryside.



LOCATION

Tucked away in the corner of a small close with just two other properties of a similar stature, The Hedgerows enjoys a high degree of privacy and is positioned just off Mill Street on the west side of the village. Gislingham is a thriving Mid-Suffolk village, which enjoys several amenities such as a well-stocked village store, primary school with an outstanding Ofsted rating and a fine parish church. The surrounding villages offer further amenities, as do the market towns of Eye, 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 on the A143 passing through the villages of Great Barton, Ixworth and Stanton. On the Rickinghall bypass turn right onto the B1113, Finningham Road and then turn left into Mill Street. Continue on Mill Street entering into the village and after about 0.5 of a mile The Hedgerows will be found on the left.

what3words///propelled.intensely.insisting

PROPERTY INFORMATION

Services Mains water, electricity and drainage. Air source heating.

Local Authority Mid Suffolk District Council

Council Tax Band F

Tenure Freehold

Broadband Ofcom states speeds available of up to 80Mbps

Mobile Signal/Coverage Yes - Varies depending on network provider.

Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with the sole agents Jackson-Stops.

Tel. 01284 700535

Agents Note

All fitted blinds, floor coverings and some kitchen appliances, together with the garden shed, are included in the guide price. Other furniture and furnishings may be available by separate negotiation.



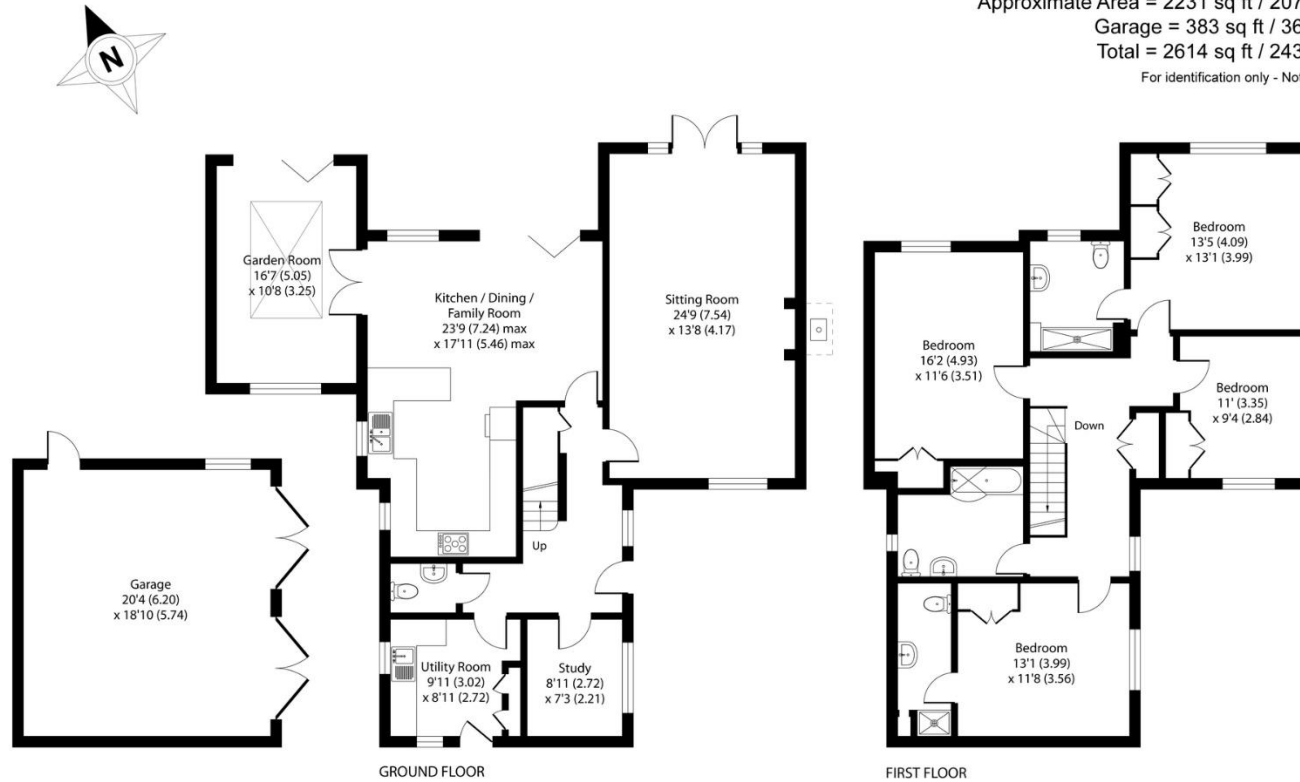
Mill Street, Gislingham, Eye

Approximate Area = 2231 sq ft / 207 sq m

Garage = 383 sq ft / 36 sq m

Total = 2614 sq ft / 243 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	74	81



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Jackson-Stops. REF: 780159



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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