



1 Old School Playground, Gislingham

Harrison Edge
Estate Agents

This super house sits discreetly but centrally within the village and offers a surprising combination of features including ground floor Wet Room, Conservatory along with Garage and driveway parking. A Study or optional Bedroom 3 complements the two first floor double bedrooms.

- Detached
- 2 Double Bedrooms
- Ground Floor Wet Room
- Conservatory & Study/Bed 3
- Garage with long driveway
- Two very useable garden spaces

Location

Gislingham is a well served Suffolk village set amidst a network of country lanes and beautiful rural countryside bordering the Thornham Estate which invites public access across fields and woods.. The village attracts a wide variety of people and contains a lovely range of period buildings along with carefully designed modern homes. Village facilities include a Village Shop with a Post Office van visiting twice a week at the Village Hall. The village features an interesting period Parish Church along with an excellent 21st Century built Primary School. Furthermore, villagers can take advantage of a variety of local clubs and societies many of which centre around the traditional Village Hall. The location, whilst rural, is well placed for access to the surrounding main towns and employment centres including Stowmarket, Ipswich, Bury St Edmunds and Diss. For the rail commuter, mainline stations can be found at Stowmarket & Diss with services to London Liverpool Street with connections from Bury St Edmunds to Cambridge and the north.

Description

1 Old School Playground is as the name suggests is set within the curtilage of the former village Primary School. Along with a matching neighbour, No.1 is arguably in prime position having privacy, gardens and access directly to its garage and driveway, The accommodation is superb and

surprisingly punches greatly above its weight in that not only are there two double bedrooms but also a ground floor study which could serve as a third bedroom if required. Along with the ground floor Wet Room this space may appeal to those who might one day like to avoid stairs or, just make a very nice guest space. To the rear sits a Conservatory which is used as part of the main accommodation and lends itself well to the adjacent kitchen. Windows are double glazed and oil fired radiator heating installed throughout. Outside, both the garden area between Conservatory and garage and that which would normally be considered to be the front, are equally useable and enjoyable. Internally, finishing details are also worthy of note and include brushed steel and stainless finished door furniture, matching switch and socket plates, sisal flooring along with radiator covers and feature cornices.

Hallway

A long central hallway acting as a hub to the ground floor and with an attractive staircase set to one side. White panel internal doors lead off to the various ground floor rooms. Under stairs storage cupboard. Single radiator within radiator cover.

Sitting Room 3.38m x 3.23m (11'1 x 10'7)

A stylish space with focal point painted chimneypiece complete with electric solid fuel style stove set on a hearth. A window provides an outlook to the private garden area to the front. Double radiator with thermostatic radiator valve. Television point etc. Sisal floor covering. Cornice.

Study/Bedroom 3 2.57m x 2.46m (8'5 x 8'1)

With window to the rear elevation. Single radiator with thermostatic radiator valve. Sisal floorcovering.

Kitchen 3.40m x 3.23m (11'2 x 10'7)

Fitted around two walls with a smart cream range of units beneath a granite effect black worktop complete with matching splashback. Cupboards and drawers provide a mix of storage options along with an integrated SMEG dishwasher, Hotpoint washing machine plus space for an upright fridge freezer. Wall cupboards match and include pelmet and cornice detail. Built-in Belling double oven along with four ring hob with chimney hood above. Stainless steel single drainer sink unit with mixer tap. Water softener Single radiator with thermostatic radiator valve within decorative cover. A window and half glazed door connect with the Conservatory.

Conservatory 3.05m x 2.72m (10' x 8'11)

Currently used as a reception room and featuring a Haverland electric radiator, fitted blinds, two spotlights and laminate floor. Opening windows combine with a glazed outer door.

Wet Room

A real asset to the property and well laid out with a fully tiled drained floor and fully tiled walls. Low level wc along with pedestal wash basin and Mira Excel shower unit. Single radiator with thermostatic radiator valve. Extractor fan.

First Floor Landing

Central to the first floor with panelled doors leading off.

Bedroom 1 5.13m to wardrobe x 2.57m Min (16'10 to wardrobe x 8'5 Min)

A lovely main room featuring a pair of dormer windows to the rear and with wardrobing across one wall at the end. Each window comes complete with smart plantation shutters. Two single radiators with thermostatic radiator valve.

Bedroom 2 3.07m x 2.59m (10'1 x 8'6)

With matching dormer window complete with plantation shutters. Single radiator with thermostatic radiator valve. Television point.

Bathroom

Roomy and with suite comprising panelled bath with shower attachment over along with pedestal wash basin and low level wc. Light/shaver unit. Extractor unit. Tiled floor and walls. Window to the front elevation. Single radiator with thermostatic radiator valve.

Outside

The house sits in a corner position just into Mill Street behind well established hedging. Beyond the hedge sits an appealing lawned garden area with pathway leading to the front door along with planted borders and beds. A garden shed sits to one side providing useful storage. A pathway leads alongside the house to the brick paved courtyard garden incorporating the conservatory and garage. A 5 bar gate allows additional access alongside the GARAGE which itself has a courtesy door to and from the garden. The garage measures internally 15'9 x 9'5 (4.8m x 2.88m) and has power and light connected along with up and over door plus a floored roof space providing storage and fitted loft ladder. The driveway leading away from the garage to the road allows parking for up to three vehicles in tandem. Outside lights. Outside tap.

Services

Mains water, electricity and drainage are connected to the property.

Wayleaves & Easements

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning,

building regulation or other consents. Harrison Edge have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address

1 Old School Playground, Mill Street, Gislingham, IP23 8JT

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich IP1 2BX. Telephone: 0300 123 4000

Council Tax

The property has been placed in Tax Band C.

Tenure & Possession

The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings

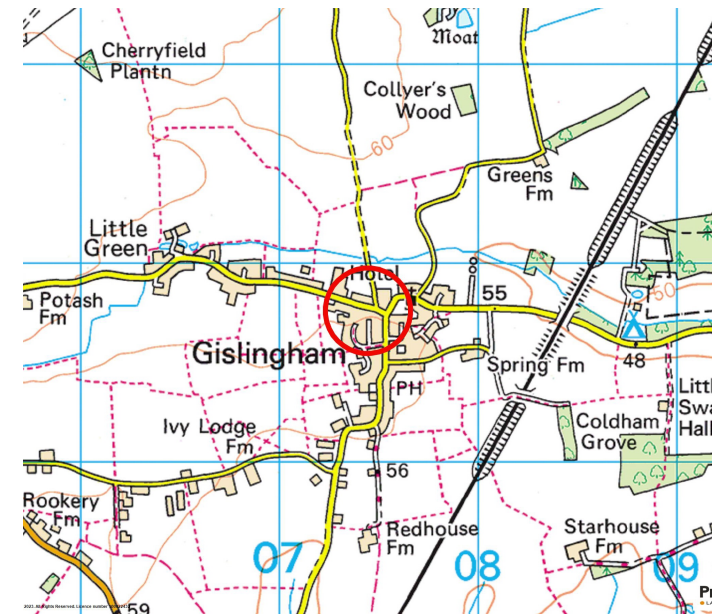
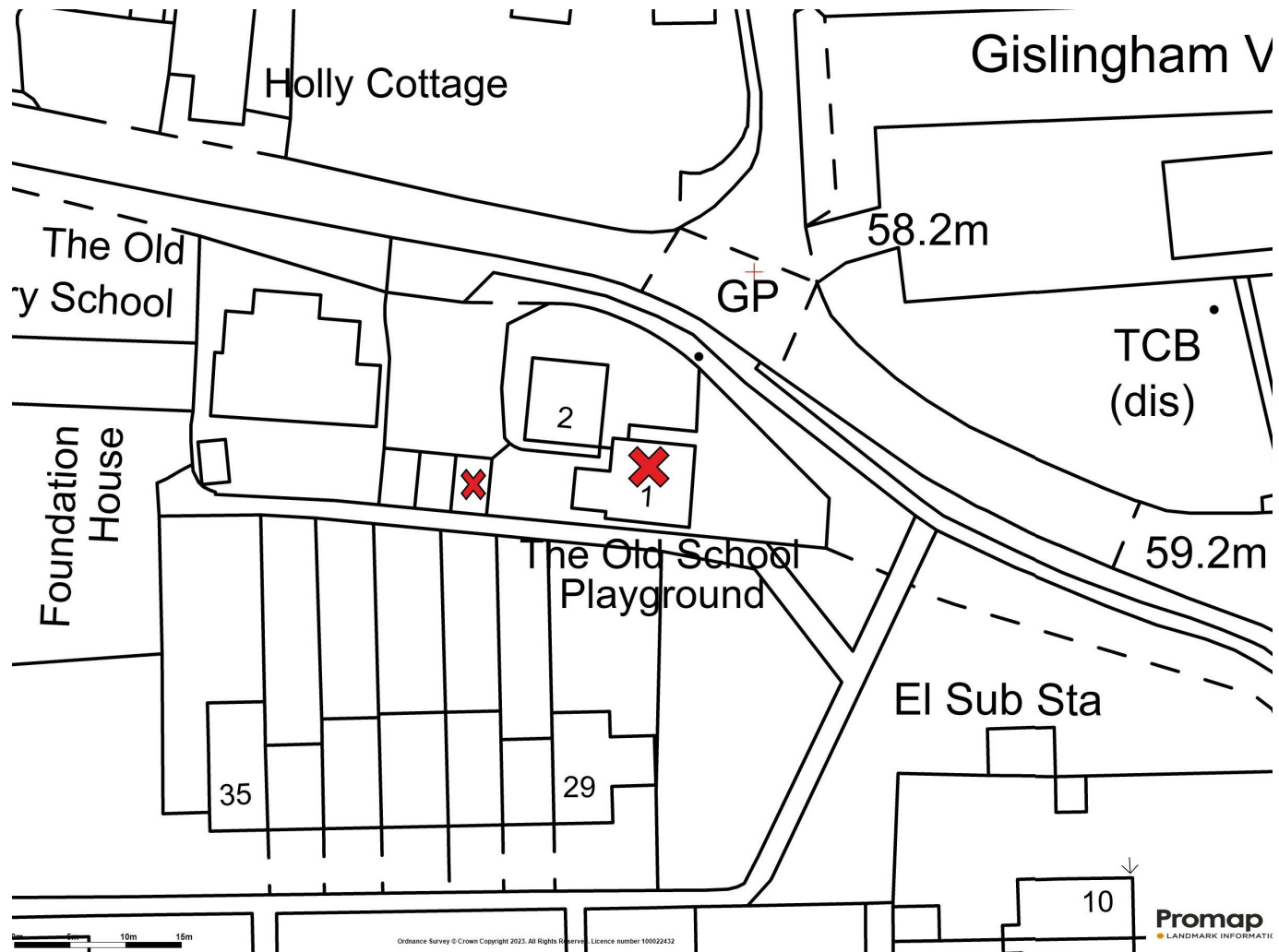
All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing

Strictly by prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563

Directions

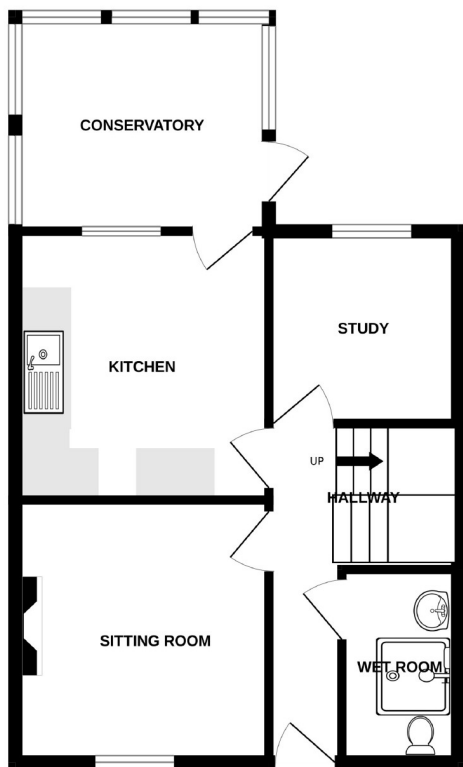
Gislingham is easily found with roads and lanes leading in from the A140, A14 and A143 directions. By finding the Village Hall on the corner of Mill Street. 1 The Old School Playground, will be found diagonally opposite as the first property on the left, with a driveway leading off the road.



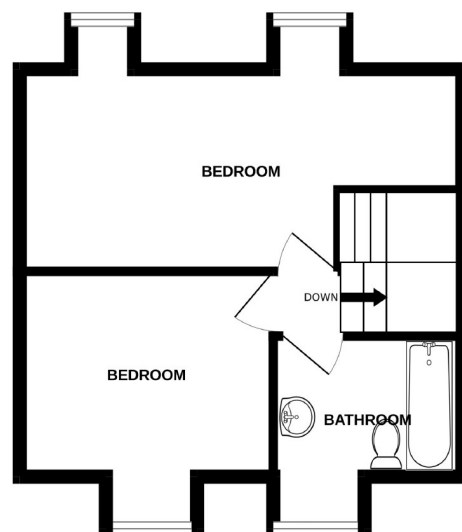
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

1 Old School Playground Mill Street Gislingham EYE IP23 8JT	Energy rating C	Valid until: 20 December 2029 <hr/> Certificate number: 2608-1927-6292-5071-5930
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Property type	Detached house
Total floor area	76 square metres

Rules on letting this property

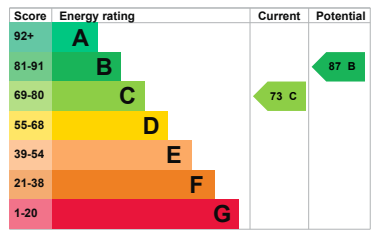
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

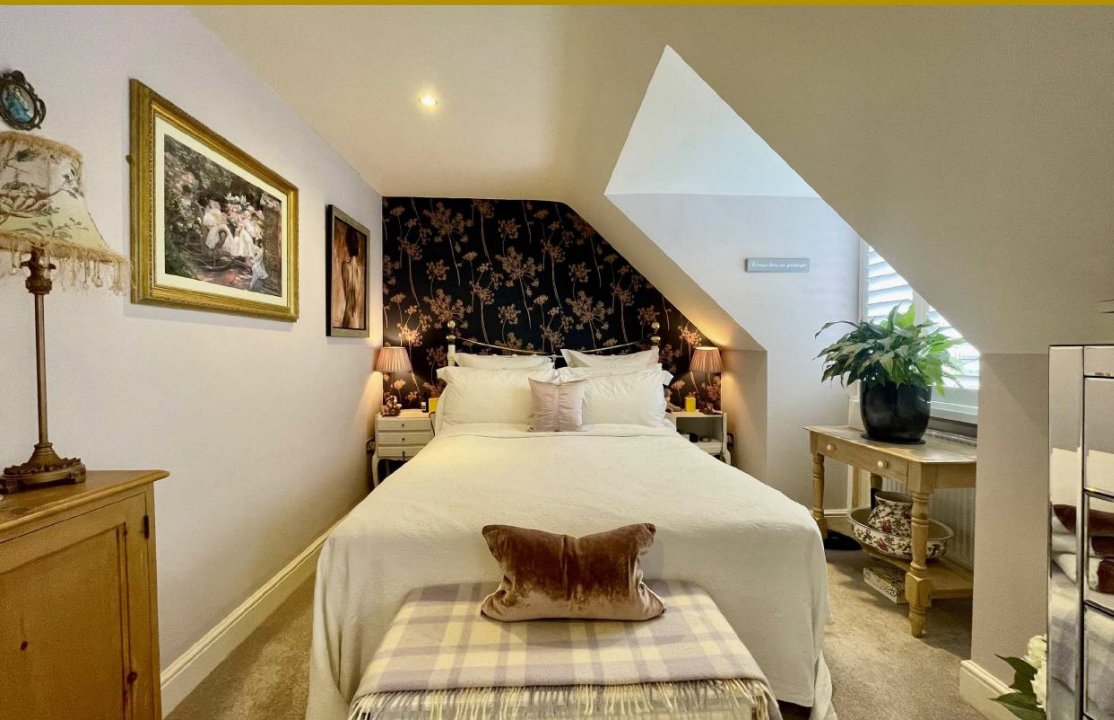
Energy rating and score

This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60





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