



Sunnybrook Close

Gislingham

Guide Price £695,000

LACY SCOTT
& KNIGHT

est. 1869

Brook House

3 Sunnybrook Close | Gislingham | Eye | IP23 8BG

Bury St. Edmunds 19 miles, Stowmarket 10 miles, Diss 10 miles

A wonderfully presented family home built by the esteemed Burgess Homes occupying a pleasant position within a small exclusive development situated within a popular Suffolk village

Hall | WC | Family Room/Study | Drawing Room | Dining Room | Utility Room | Vaulted Kitchen/Breakfast Room | First Floor Landing | Principal Bedroom with Walk-in Wardrobe and En-suite | Second Bedroom with En-suite | 2 Further Bedrooms | Family Bathroom | Double Garage and Storage Shed | Ample Driveway Parking | Spacious Gardens

Brook House

Brook House is a beautiful detached family home presenting weatherboarded and painted elevations under a tiled roofline with accommodation arranged over two floors extending to approximately 2000 sq.ft situated in an established and well maintained quiet cul-de-sac. Of particular note is the wonderful fully vaulted designer kitchen/breakfast room. There is a full range of wall and base units, integrated appliances, room for an island and French doors out onto the rear garden. Also of note is the drawing room with an attractive soft red brick fireplace with wood burner inserted on a tiled hearth. The drawing room gives access to the dining room with French doors out onto the rear garden. Both rooms have oak flooring. The ground floor also comprises an impressive large entrance hall with oak flooring, WC and family room/study. There is also a generous utility room with stable door, additional sink and fitted cupboards. From the hall a staircase leads up to a large landing where access is given to the principal bedroom with en-suite and walk-in wardrobe. Second bedroom with en-suite. Two



further bedrooms and large family bathroom with separate shower. Each bedroom has generous built in wardrobes. There is also an airing cupboard on the landing which provides further storage. This is a characterful property with solid oak doors throughout. Brook House has a burglar alarm and is offered with no onward chain. An internal viewing is highly recommended by the sole selling agents to appreciate all the accommodation that Brook House has to offer.

Outside

Brook House is initially approached over a gravel driveway leading to a large paved parking area for up to seven cars. Access from here is given to the detached double garage with

power and light connected and additional large storage shed at the rear. The spacious sunny rear garden includes a variety of plants and trees. A stone patio area can be accessed by both sets of French doors from the kitchen and drawing room linking the inside and outside space perfectly for entertaining. The large enclosed garden measures approximately 0.25 of an acre (s.t.s). The property occupies a quiet position backing onto woodland and farmland with paddocks to one side.

Location

Brook House is situated within Sunnybrook Close accessed off Mill Street in the vibrant Mid Suffolk village of Gislingham, which enjoys several amenities such as a village store, fine parish

church and thriving village hall with many regular classes and events. The property is within catchment of the outstanding Ofsted rated Gislingham primary school and Hartismere senior school and sixth form. There is also Gislingham Nursery School and toddler group. The village has an array of clubs and facilities for all generations including the renowned Gislingham Silver Band. There is an excellent network of footpaths and large playing fields with superb children's play park. The surrounding villages offer further amenities as do the market towns of Stowmarket, Diss and the historic town of Bury St. Edmunds which offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and good range of leisure facilities, including health clubs, swimming pools and golf clubs. Good access can be gained 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.

Property Information

Services: Mains water, electricity and drainage. Heating is via an oil fired central heating boiler.

Local Authority: Mid Suffolk District Council. Council Tax Band F.

Tenure: Freehold.

Broadband: Superfast predicted download speed 49 Mbps and predicted upload speed 8 Mbps.

Mobile Signal/Coverage: Some.

(All information taken from the Ofcom website).

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 Rickingham bypass turn right onto the B1113, Finningham Road and turn left



into Mill Street. Continue along Mill Street into the outskirts of the village and after a short distance Sunnybrook Close can be found on your left hand side and Brook House can be found at the top of the development straight in front of you denoted by a Lacy Scott & Knight 'For Sale' board.

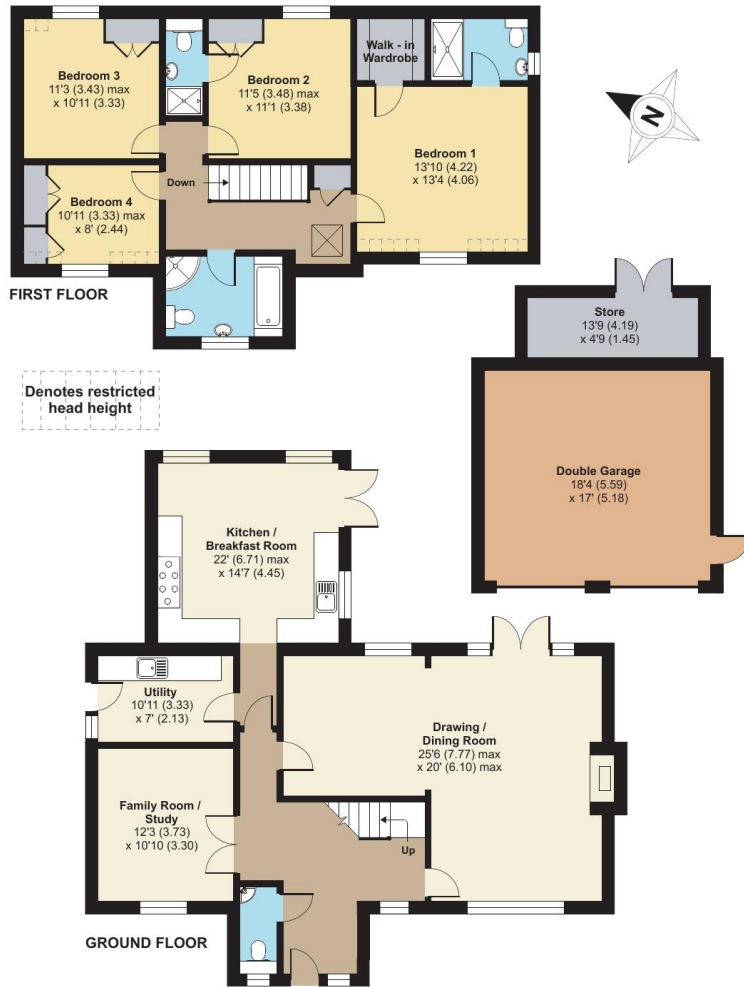
Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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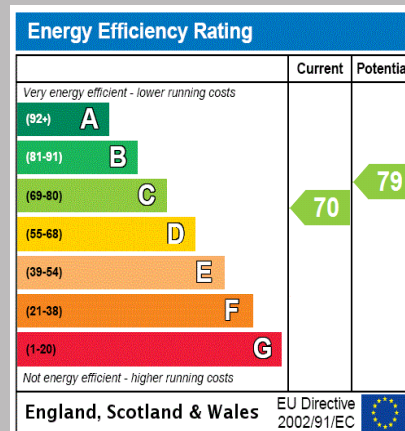
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Sunnybrook Close, Eye, IP23



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