



5 Saffron Close, Gislingham
Minors & Brady



5 Saffron Close

A fantastic opportunity to step onto the property ladder with this well-presented, energy-efficient two double bedroom home. Situated within a popular modern development in Gillingham, the property benefits from the remainder of its NHBC warranty and is ready to move straight into. The spacious accommodation includes a generous living room, a neutral fitted kitchen with space for appliances, and a convenient downstairs WC.

Upstairs, two well-proportioned double bedrooms are served by a modern family bathroom. Outside, the south-facing rear garden provides an excellent space to relax and enjoy the sunshine, while tandem driveway parking offers practicality for everyday living. Further benefits include an air source heat pump, helping to deliver efficient and economical heating throughout the home.

- Two well-proportioned double bedrooms offering comfortable and versatile accommodation
- Air source heat pump providing an energy-efficient and environmentally friendly heating system
- Spacious living room with plenty of room for both relaxing and entertaining
- Modern fitted kitchen in neutral tones with ample storage and space for appliances
- Ground floor cloakroom/WC adding convenience for guests and everyday living
- South-facing rear garden, ideal for outdoor dining, gardening, or enjoying the sunshine
- Tandem driveway providing off-road parking for multiple vehicles
- Benefit of the remainder of the NHBC warranty, offering added peace of mind

M&B





5 Saffron Close

Gislingham, Eye

The Location

Situated in the charming Suffolk village of Gislingham, near the market town of Eye, this location offers a peaceful yet well-connected rural lifestyle. The village itself enjoys several amenities, including a village store, a primary school with an Outstanding Ofsted rating, and a fine parish church of medieval origin, all of which contribute to a strong sense of community.

For families, further schooling options are available in nearby villages, while secondary education can be found at Hartismere School in Eye. The surrounding countryside is dotted with other villages offering additional local facilities, while larger centres such as Stowmarket and Diss provide a wider range of shops, services, and leisure amenities.

The historic cathedral town of Bury St Edmunds is within easy reach and offers an excellent selection of amenities, public and private schooling, and leisure facilities including health clubs, swimming pools, and golf courses. Despite its rural setting, the village benefits from excellent transport links, with the A14 and A11 (M11) providing convenient road access. Rail services from Diss and Stowmarket offer journeys to London Liverpool Street in approximately 95 and 80 minutes respectively. Norwich is also readily accessible by both road and rail, combining rural charm with practical connectivity.





5 Saffron Close

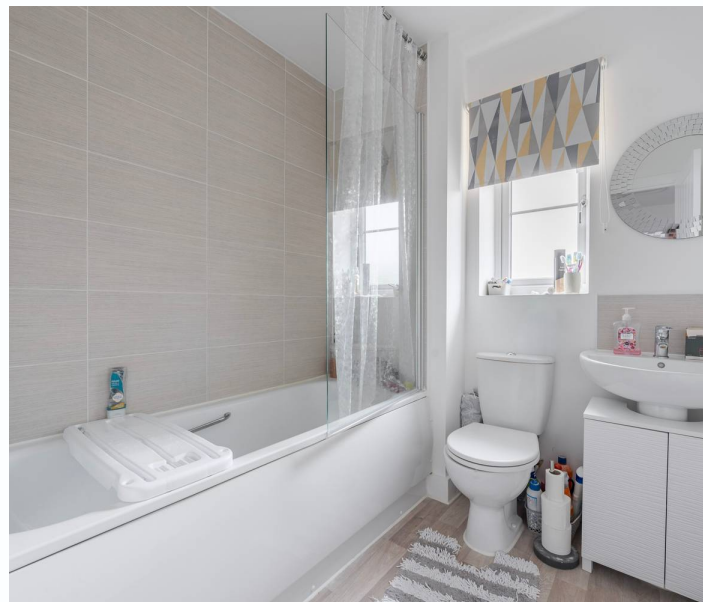
Gislingham, Eye

Saffron Close, Gislingham

A beautifully presented two bedroom home, offering modern, energy-efficient living and benefiting from the remainder of its NHBC warranty, situated within a popular residential development in the sought-after village of Gislingham.

This attractive home would make an ideal first-time purchase, combining practical accommodation with stylish, neutral décor throughout. The entrance hall leads into a spacious living room, creating a welcoming space to relax and entertain. To the rear, the modern kitchen is fitted in a neutral finish and offers ample worktop and cupboard space, along with designated space for appliances. A useful ground floor cloakroom completes the downstairs accommodation.

On the first floor are two generously sized double bedrooms, both benefiting from built-in storage, together with a well-appointed family bathroom. The layout has been thoughtfully designed to maximise space, making the property perfectly suited to couples, young families, or those looking to downsize.



M&B



5 Saffron Close

Gislingham, Eye

Externally, the property enjoys a south-facing rear garden, providing an excellent space for outdoor dining, gardening, or simply enjoying the sunshine throughout the day. To the side, a tandem driveway provides off-road parking for multiple vehicles. Further benefits include an air source heat pump, helping to deliver efficient and environmentally friendly heating, as well as the reassurance of the remainder of the NHBC warranty.

Agent's Note

The property will be sold as a freehold. It is currently registered as leasehold due to its previous shared ownership status; however, this has not yet been updated with the Land Registry.

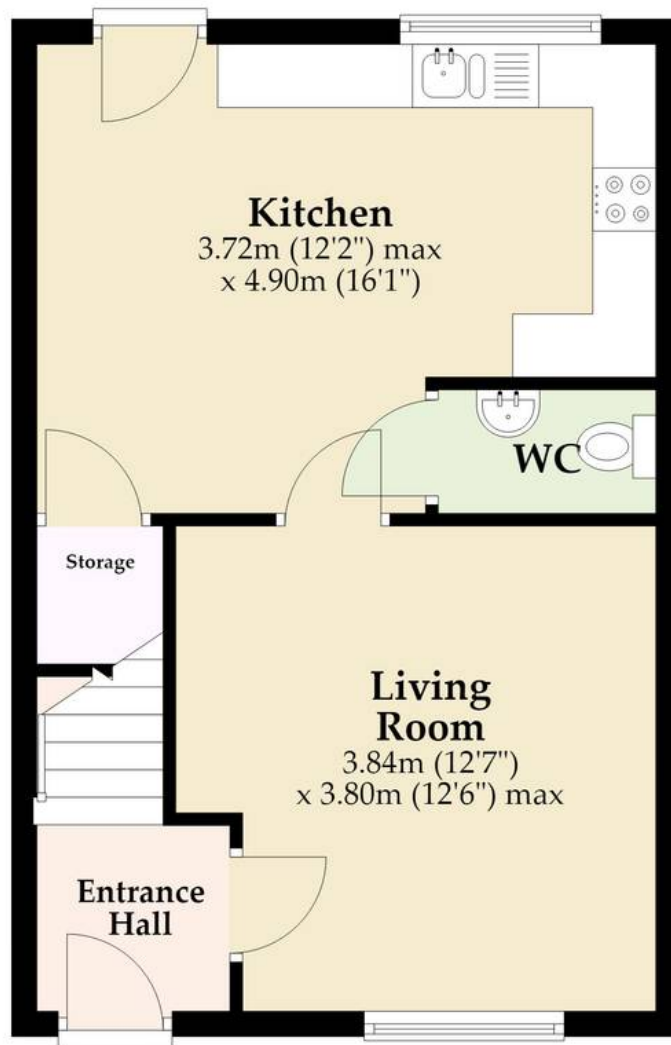
The property is connected to an air source heat pump, mains water, electricity, and mains drainage.



M&B

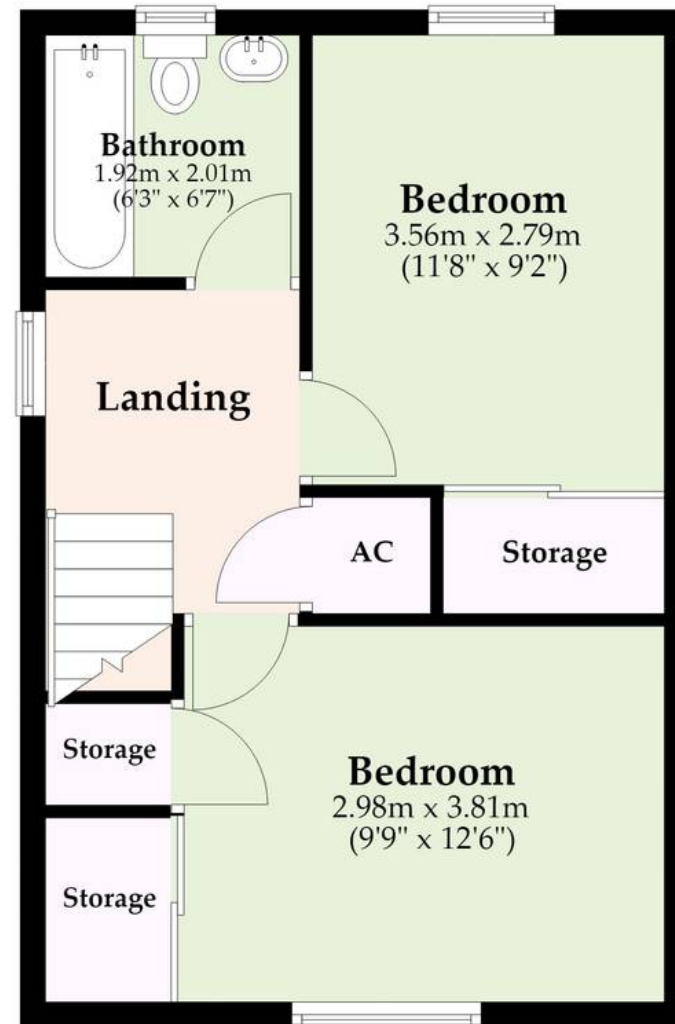
Ground Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 75.1 sq. metres (808.6 sq. feet)

M&B

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.

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere St, Diss, IP22 4AG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk