



5 Spring Close, Gislingham

Minors & Brady



5 Spring Close

Gislingham, Eye

Built by respected local developers as part of The Glades, an exclusive collection of just five individual homes, this substantial detached residence enjoys a private position overlooking an attractive central green in a sought-after village setting. Offering generously proportioned accommodation throughout, the property is perfectly suited to modern family living, with three versatile reception rooms providing flexibility for entertaining, home working and everyday family life. The dual-aspect sitting room, centred around a wood-burning stove and opening directly onto the garden, is flooded with natural light, while the spacious kitchen and adjoining utility room create a practical hub of the home. Upstairs, four well-appointed bedrooms include a principal suite with en-suite shower room, complemented by a stylish family bathroom. Outside, private enclosed gardens, a large driveway and a detached double garage further enhance the appeal of this impressive family home.

Agents Note

This property will be sold freehold.

Oil central heating.

Connected to mains water, electricity and drainage.



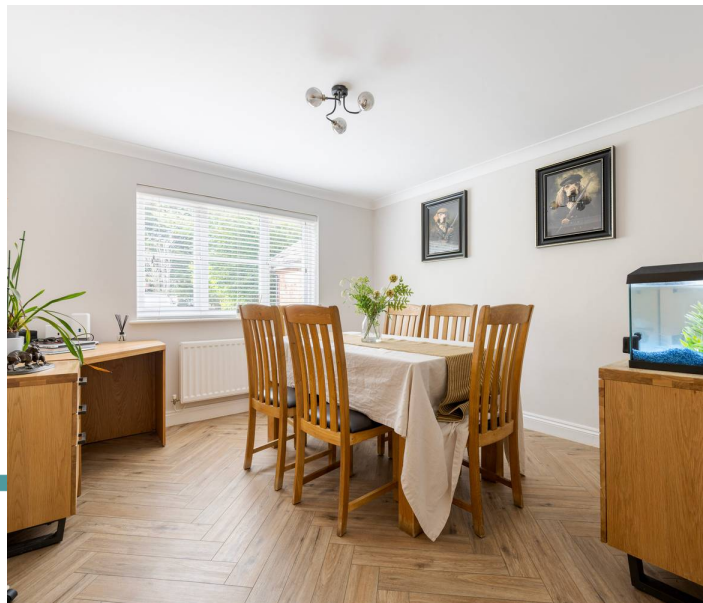
M&B



5 Spring Close

Gislingham, Eye

- Individually designed detached residence forming part of the exclusive The Glades development, comprising just five thoughtfully crafted homes
- Positioned within a secluded village cul-de-sac, enjoying an attractive outlook across a central green
- Substantial internal accommodation arranged over two floors, ideally suited to modern family life
- Dual-aspect sitting room centred around a wood-burning stove and opening directly onto the gardens
- Three versatile reception rooms, offering flexibility for formal entertaining, home working and family living
- Well-appointed kitchen with adjoining utility room, creating a practical and sociable hub for day-to-day living
- Four generously proportioned bedrooms, including a principal suite with a private en-suite
- Contemporary family bathroom complemented by a ground floor cloakroom and excellent built-in storage throughout
- Private and enclosed rear gardens with a large lawn, established planting and a terrace for outdoor dining
- Extensive driveway parking and a detached double garage with power, lighting and additional storage potential



M&B



5 Spring Close

Gislingham, Eye

Spring Close is situated within the desirable Suffolk village of Gislingham, offering a pleasant residential setting surrounded by countryside whilst remaining conveniently placed for access to nearby towns and amenities. The village is highly regarded for its strong sense of community, attractive rural surroundings, and convenient position between Diss, Eye, and Stowmarket.

Residents enjoy the benefits of village living, with local amenities including a primary school, village hall, public house, and recreational facilities serving the community. A wider range of shops, supermarkets, cafés, restaurants, schools, healthcare facilities, and leisure amenities can be found in nearby Diss, which is just a short drive away.

The surrounding area provides excellent opportunities for outdoor recreation, with attractive countryside walks, quiet rural lanes, and open green spaces ideal for walking, cycling, and enjoying the Suffolk countryside throughout the year.

The village is well positioned for access to the A140, providing routes to Norwich, Ipswich, and the wider Norfolk and Suffolk region. Diss railway station offers regular mainline services to Norwich, Ipswich, and London Liverpool Street, making the location particularly appealing to commuters.



M&B

5 Spring Close

Gislingham, Eye

Spring Close, Gislingham

The property is approached via a substantial private driveway providing parking for multiple vehicles, enhancing the sense of arrival and offering excellent practicality for family life. The detached double garage sits neatly to the front, while gated access to either side of the property leads through to the rear garden. The attractive frontage benefits from an open outlook across the communal green space, creating a pleasing sense of space and privacy rarely found in modern developments.

Stepping inside, a welcoming entrance hall sets the tone for the accommodation beyond. The hall provides access to the principal ground floor rooms, together with a convenient cloakroom and useful understairs storage. Natural light filters through the space, creating a bright and inviting first impression.

The principal reception room is an impressive dual-aspect sitting room, flooded with natural light from windows to both the front and rear elevations. A feature fireplace with tiled surround and inset wood-burning stove provides a striking focal point, creating a warm and comfortable atmosphere throughout the seasons. Double doors open directly onto the rear patio, allowing the room to flow effortlessly into the garden during warmer months.

Further reception space is provided by a separate dining room positioned to the front of the property, offering an ideal setting for both formal entertaining and family gatherings. In addition, a dedicated study overlooks the rear garden, providing excellent flexibility for those working from home, as a hobby room, children's playroom or additional sitting area.



M&B



5 Spring Close

Gislingham, Eye

Forming the heart of the home, the kitchen is thoughtfully designed with an extensive range of fitted storage units complemented by generous work surface space. Integrated cooking appliances include an electric oven, hob and extractor hood, while there is additional space for a freestanding fridge freezer and a breakfast table, creating an informal dining area ideal for everyday family life. Adjoining the kitchen, the utility room provides further storage and space for laundry appliances, together with a practical external door leading directly into the garden.

The first floor is approached via a staircase rising to a spacious galleried landing, a particularly attractive feature that enhances the sense of space and light throughout the upper floor. The landing provides access to all four bedrooms, the family bathroom and a useful built-in storage cupboard.

The principal bedroom enjoys a pleasant outlook over the rear garden and offers generous proportions, creating a comfortable and relaxing space. Benefiting from its own en-suite shower room, it provides excellent privacy and convenience for the homeowners. A further double bedroom to the rear includes built-in storage and offers versatile accommodation suitable for guests, teenagers or family members.



M&B

5 Spring Close

Gislingham, Eye

Two additional bedrooms are positioned to the front of the property, both enjoying views towards the green and offering ample space for a variety of uses. Whether utilised as children's rooms, guest accommodation or additional home office space, each room is well-proportioned and adaptable to changing family requirements.

Serving the remaining bedrooms is a recently updated family bathroom, finished to a high standard with contemporary tiling. The suite includes both a separate shower enclosure and a bath, providing flexibility for busy households and creating a stylish, practical space for day-to-day living.

Outside, the rear garden offers a wonderful extension of the internal accommodation. Fully enclosed and enjoying a high degree of privacy, the garden offers a laid to lawn, creating an excellent environment for children to play or for keen gardeners to enjoy. A patio provides the perfect setting for outdoor dining, entertaining guests or simply enjoying the surrounding surroundings. Mature trees and established planting add colour and interest throughout the seasons, while secure side access on both sides of the property enhances convenience.

The detached double garage is equipped with power and lighting and benefits from twin up-and-over doors, providing excellent storage, workshop potential or secure parking. A personnel door leads to a discreet service area concealing the oil tank, ensuring the practical elements of the property remain neatly screened from view.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

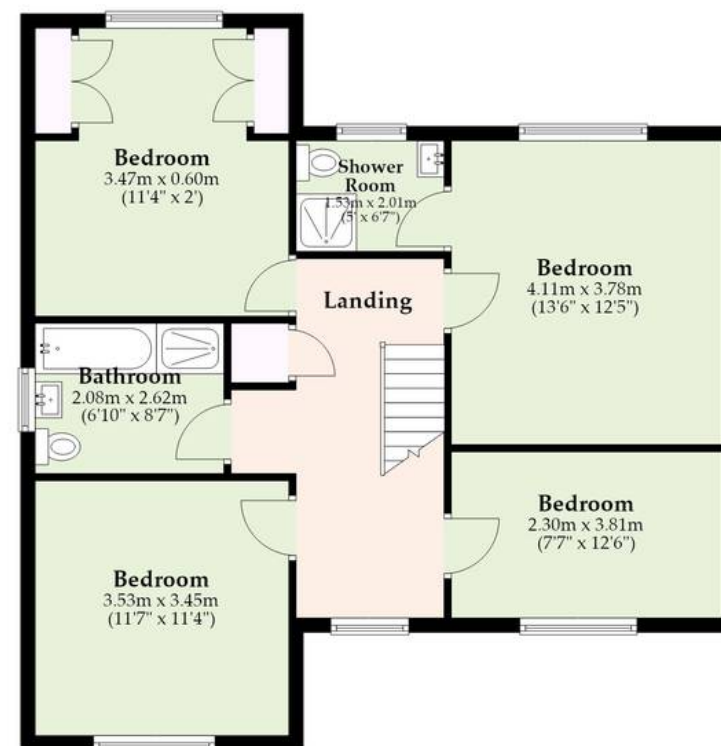
Ground Floor

Approx. 76.7 sq. metres (825.2 sq. feet)

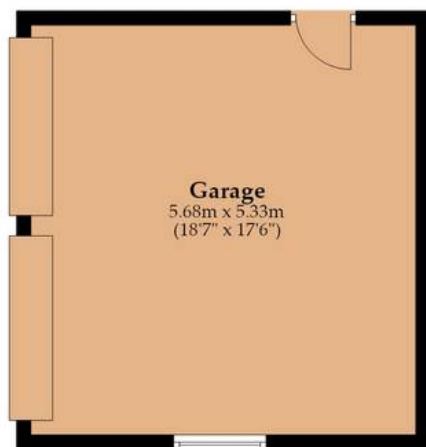


First Floor

Approx. 73.8 sq. metres (794.3 sq. feet)



Garage
Approx. 30.3 sq. metres (325.9 sq. feet)



M&B

Total area: approx. 180.7 sq. metres (1945.4 sq. feet)

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 *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

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



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

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

T: 01603 210378

E: enquiries@norfolk-mortgages.co.uk

W: www.norfolk-mortgages.co.uk