



2 Poppy Way, Gislingham

Minors & Brady



2 Poppy Way

Gislingham, Eye

Occupying a desirable position within a popular residential development in the sought-after Suffolk village of Gislingham, this detached residence offers beautifully presented accommodation perfectly suited to modern family living. The property enjoys a contemporary appearance, with a driveway providing off-road parking, a garage for storage and a private rear garden designed for both relaxation and entertaining. Inside, a welcoming entrance hall leads to a bright triple-aspect sitting room, flooded with natural light and featuring French doors opening onto the patio. Forming the heart of the home, the stylish open-plan kitchen/dining room is fitted with modern cabinetry and integrated appliances, creating a sociable space for everyday family life. Upstairs, three well-proportioned bedrooms include a principal bedroom with en-suite facilities, while a contemporary family bathroom serves the remaining accommodation. Outside, the well-maintained garden features a patio, lawn, pergola and planted borders, completing this attractive village home in a highly regarded village setting.





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- Detached residence positioned on a lovely-plot within a popular residential development in the sought-after Suffolk village of Gislingham
- Down a quiet no-through way, this residence showcases a contemporary façade with a small green opposite, a driveway providing off-road parking and a garage for storage use
- Offering over 1,200sqft of immaculate interiors, perfectly suited to family living
- Inviting living room that is filled with natural light from its triple-aspect, including French doors that open out to the garden patio
- Open-plan kitchen/dining room equipped with modern cabinetry, an integrated double oven, an induction hob, a fridge/freezer, a dishwasher and space for a dining table
- Three bedrooms offering the utmost comfort and privacy, one of which is a principal bedroom benefiting from a private en-suite shower room
- Family bathroom comprising of a stylish three-piece suite, including a bathtub, handwash basin and a WC
- A private, well-maintained garden featuring a patio for outdoor seating, a laid to lawn, a wooden pergola and planted beds
- Easy access to Stowmarket, Eye and Diss, offering a wide range of essential amenities, including shops, schools, transport links and healthcare facilities



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Poppy Way is situated within the popular Suffolk village of Gislingham, offering a convenient residential setting with easy access to local amenities and the surrounding countryside. The village is highly regarded for its strong community atmosphere, attractive rural surroundings, and convenient position between Diss, Eye, and Stowmarket.

Residents benefit from a range of local amenities, including a primary school, village hall, public house, and recreational facilities, whilst a wider selection of shops, supermarkets, cafés, restaurants, schools, healthcare facilities, and leisure amenities can be found in nearby Diss.

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 is within easy reach and offers regular mainline services to Norwich, Ipswich, and London Liverpool Street, making the location particularly appealing to commuters.

Poppy Way offers an attractive residential location for those seeking village living, with countryside surroundings, local amenities, and excellent access to Diss and the wider region.



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Gislingham, Eye

Poppy Way, Gislingham

Occupying a desirable position within a popular residential development in the highly sought-after Suffolk village of Gislingham, this detached family residence enjoys a lovely plot along a quiet no-through way.

Presenting an attractive contemporary façade, the property offers immaculately presented accommodation that has been thoughtfully designed for modern family living.

Bright and airy in presentation, the entrance hall offers a pleasant introduction to the home, providing access to the principal ground floor rooms. A useful storage cupboard adds everyday practicality, while a conveniently positioned cloakroom with WC serves visiting guests and busy family life.

Positioned at the rear of the property, the main living room is a particularly inviting space and enjoys a triple-aspect design that floods the room with natural light throughout the day. Thoughtfully arranged to accommodate a variety of furniture layouts, the room provides an excellent setting for both everyday living and formal entertaining. French doors open directly onto the rear patio, creating a seamless connection between the interior and garden, particularly during the warmer months.



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Forming the heart of the home, the open-plan kitchen/dining room has been designed with both functionality and sociability in mind. Fitted with a range of contemporary cabinetry, the kitchen offers ample storage and preparation space, complemented by an integrated double oven, induction hob, fridge/freezer and dishwasher. The dining area comfortably accommodates a family dining table, making it an ideal environment for everyday meals, family gatherings and entertaining friends. The open layout enhances the sense of space while maintaining a practical flow between cooking, dining and socialising.

The first-floor continues the property's excellent presentation, with a central landing providing access to all bedrooms and the family bathroom. Each room has been carefully planned to maximise comfort and usability, creating a well-balanced arrangement for families, professionals or those seeking additional guest accommodation.

The principal bedroom is a spacious and comfortable room, offering a peaceful setting at the end of the day. Benefiting from its own private en-suite shower room, it provides a level of independence and convenience often sought by modern buyers. The en-suite is attractively appointed and designed to meet the demands of contemporary living.



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The remaining two bedrooms are both well-proportioned and versatile, suitable for use as children's rooms, guest accommodation, home office space or hobby rooms depending on individual requirements. Each room enjoys pleasant natural light and provides flexibility to adapt alongside changing lifestyle needs.

Serving the additional bedrooms is a stylish family bathroom, fitted with a modern three-piece suite comprising a bathtub, hand wash basin and WC. Finished in a contemporary style, the bathroom offers both practicality and comfort for everyday use.

Outside, the rear garden has been well maintained and provides a private outdoor space that can be enjoyed throughout the seasons. A patio area directly adjoining the property offers the perfect setting for outdoor seating, al fresco dining and entertaining guests. Beyond, the lawn provides space for children to play or keen gardeners to enjoy, while planted beds add seasonal colour and interest to the surroundings. A wooden pergola creates an attractive focal point within the garden and offers an additional area for relaxation.

To the front, the property benefits from a driveway providing off-road parking, while the garage offers valuable storage space for bicycles, garden equipment and other household items.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

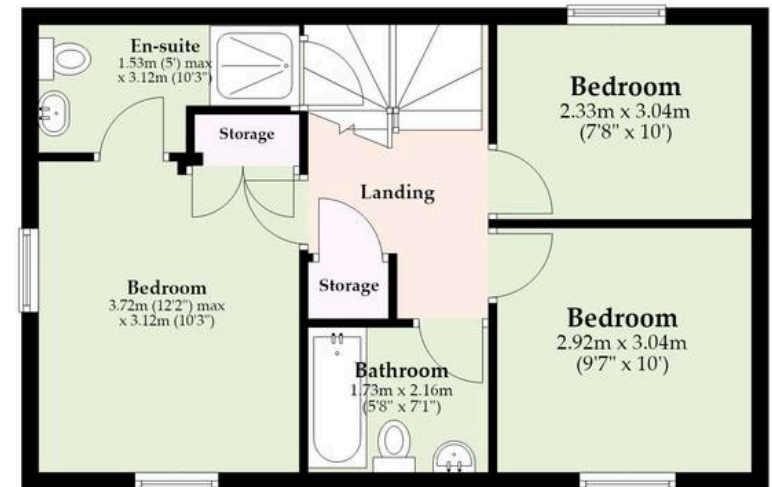
Ground Floor

Approx. 72.5 sq. metres (779.9 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



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Total area: approx. 118.0 sq. metres (1270.3 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.

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Minors & Brady

Your home, our market



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