

£350,000
Offers In Excess Of



Black Street Gisleham, NR33 8EJ

- Charming 3 bedroom detached cottage with character features
- Renovated throughout with meticulous attention to detail
- Tranquil location on a country lane near the heritage coast
- Chain Free
- Stylish kitchen with a central island and integrated appliances
- Spacious sitting room with wood-burning stove
- Countryside views
- En-suite to the master bedroom
- Stunning outdoor entertainment area with hot tub, pizza oven and kitchen
- Studio, workshop & snug

**PAUL
HUBBARD**



Kitchen

4.32 x 3.52

UPVC entrance door to the side aspect, LVT flooring, x2 UPVC double glazed windows to the front & side aspect, radiator, down lights, feature beams, units above & below, laminate work surfaces, inset composite 1.5 sink & drainer with mixer tap, built-in ceramic hob, glass splash back, extractor hood & double oven, integrated dishwasher, spaces for a fridge & freezer, stairs lead up to the first floor landing, a door opens to the sitting room and an opening leads through to the utility room.

Utility Room

1.73 x 1.56

LVT flooring, Velux window, laminate work surface, tile splash backs, base unit for storage & spaces for a washing machine & dryer and doors open into the shower room & bedroom 3/ dining room.



Shower Room

2.49 x 1.91

LVT flooring, UPVC double glazed obscure window the the side aspect, tiled walls, heated towel rail, down lights, toilet & wash basin set into a vanity unit with plenty of storage units, a mixer tap, a double size walk-in mains-fed shower with both hand-held & rain-fall heads.

Bedroom 3

4.86 x 2.32

x2 UPVC double glazed windows to the side & rear aspect, LVT flooring, radiator, down lights and doors opening to the rear garden and sitting room.



Sitting Room

4.81 x 3.54

LVT flooring, UPVC double glazed window to the side aspect, radiator, feature beams, cast iron burner with a decorative tile surround, fitted storage units and UPVC French doors open to the rear garden.

En-suite WC

1.18 x 1.10

LVT flooring, Velux window, heated towel rail, toilet & wash basin set into a vanity unit with a mixer tap, tile splash backs and fitted storage cupboards.

Stairs leading up to the first floor landing

LVT flooring, decorative internal window and doors opening to bedrooms 1 & 2.

Bedroom 1

4.96 x 3.53

Fitted carpet, x2 UPVC double glazed windows to the side & rear aspect, radiator, loft access and a door opens to the en-suite WC.





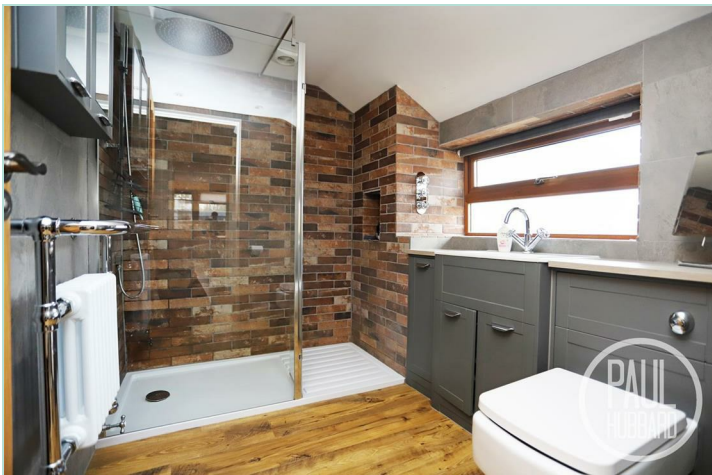
Bedroom 2

3.65 max x 3.32 max

Fitted carpet, x2 UPVC double glazed windows to the front & side aspect, radiator, original exposed stone wall and a built-in wardrobe.

Outside

A spacious front driveway provides ample off-road parking for multiple vehicles, with double gates opening to additional parking and direct access to the rear garden. There is also side access via a pathway on the opposite side of the property, leading to an outhouse. This outhouse will be removed upon completion unless negotiated otherwise.



The property boasts a mature garden spanning approximately one-third of an acre. A brick-weave patio area, ideal for outdoor seating, sits beside a shingle area leading to gated access for the covered entertainment space and studio. Further down, the garden transitions to a well-maintained lawn, accented by a stone pathway and surrounded by mature trees and decorative plants. A workshop & snug area sits at the end of the garden, offering functional storage, work & relaxation spaces.

Entertainment Area

8.69 x 3.87

The inviting entertainment area includes timber decking, a hot tub, pool table, pendant lighting and fitted base units with a ceramic butler sink and tap. Complete with a brick-built pizza oven, this space is perfect for alfresco dining and entertaining—all of which will be included in the sale.



Studio / Bedroom 4

4.54 max x 3.88 max

Currently used as an extra bedroom but ideal as a home office, the outhouse offers excellent versatility. It features insulation, laminate flooring, UPVC French doors to the front and double-glazed windows at the rear and side. Equipped with downlights, an electric heater and space for appliances and storage, this adaptable space is ready to meet a variety of needs.



Workshop & the snug

Workshop: 8.05 max x 4.73 max

The snug: 2.28 x 2.01

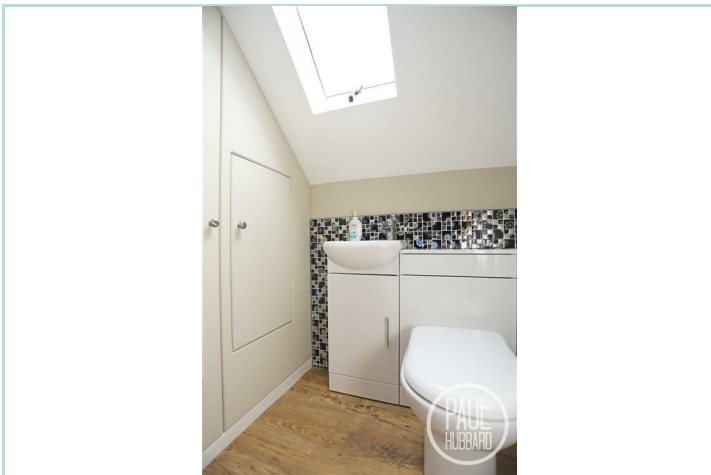
The workshop & snug are fully equipped with lighting, power and built-in storage solutions, providing a practical space for hobbies, relaxation or additional storage.

Financial Services





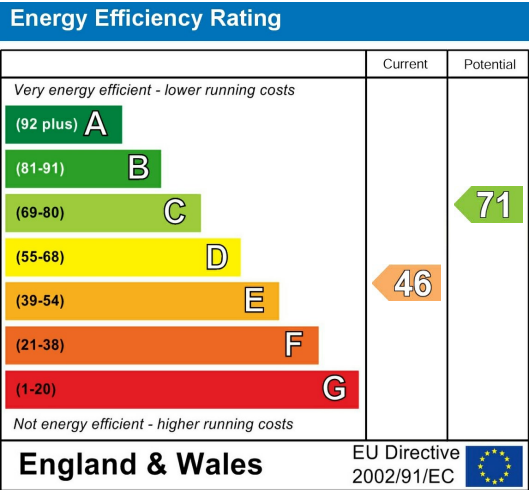
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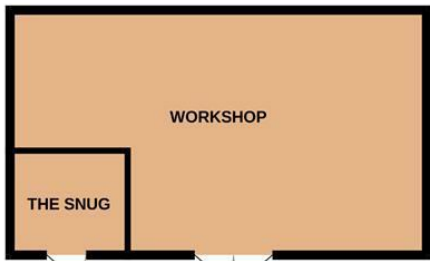
Tenure: Freehold
Council Tax Band: C
EPC Rating: E
Local Authority: East Suffolk Council



GROUND FLOOR

1ST FLOOR

OUTBUILDINGS



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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