The Green, Tostock

Sheridans

The Green, Tostock IP30 9NY

Guide Price £565,000

A modern four bedroomed detached family home overlooking the picturesque green in the heart of the sought after village of Tostock.

Built approximately thirty seven years ago of traditional brick construction beneath a tiled roof, this delightful family home provides comfortable accommodation possessing a light and airy atmosphere complemented by private south west facing gardens and wonderful views to the front.

Benefitting from oil fired radiator central heating the accommodation currently in brief comprises of an entrance porch leading to the entrance hall with door to a cloakroom and stairs off to the first floor with under stairs cupboard. The dual aspect sitting room is a comfortable reception with woodburner and French doors opening to the rear gardens and the separate dining room is an ideal room for entertaining, leading through to the generous conservatory, enjoying views of the gardens. The well-equipped and more recently re-fitted kitchen breakfast room, has an extensive range of units providing plenty of drawer and cupboard space beneath work surfaces with butler sink and complemented by a larder cupboard and built-in appliances including space for a range cooker, dishwasher and fridge. A useful separate study leads through to the utility room with door to the double garaging/potential annexe accommodation (subject to planning permission).

On the first floor, the landing has an airing cupboard and access to the loft space. The principal bedroom has two single fitted wardrobes with cupboards above and bedside units with drawers. The adjoining dressing room also has fitted wardrobe cupboards and dressing table unit. Adjacent to this is the en-suite shower room. The three remaining bedrooms (two with fitted wardrobes), are served by the family bathroom, completing the accommodation.

Outside
The house is approached along a shared private drive leading to a driveway providing off road vehicle parking for 4 cars plus parking bay for visitors. The driveway gives access to the large double garage which includes a fitted worktop with sink/drainer, cupboards beneath, space for additional freezer and also includes a fitted water softener. To the front are charming gardens enjoying views across the village green and to the rear is a south west facing garden providing the occupants with an excellent degree of privacy.

Location
The house enjoys a splendid setting overlooking the picturesque village green. Tostock is a sought after and unspoilt village with a traditional village pub 'The Gardeners Arms' and village hall/playing field and a Parish church, well supported by the village's strong community spirit. The nearby village of Woolpit (2 miles distant) offers a wide range of amenities and excellent access to the A14 dual carriageway which provides access to the Cathedral town of Bury St Edmunds and Stowmarket with its main rail link to London's Liverpool Street. Local amenities also include a sixth form college, bus travel to Thurston Community College (upper school), and local primary schools.

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

Directions
From Bury St Edmunds proceed east on the A14 dual carriageway towards Stowmarket. Take the slip road signposted Beyton, Tostock and Thurston. Proceed through Beyton and turn left at the T junction onto Tostock Road. Follow the road over the A14 bridge and take the first turning on the left. Bear right at the first green and continue to

- Detached four bedroomed house overlooking a picturesque village green
- Private south west facing gardens
- Sought after village setting
- Ample parking, double garaging
- Sitting room
- Kitchen breakfast room, dining room
- Conservatory, study
- Utility, cloakroom
- Principal bedroom with dressing room, en-suite shower
- Three bedrooms, family bathroom

the centre of the village and the main village green. Turn right and the shared private drive leading to the house will be found on the right just before The Gardeners Arms on the left.what3words///coverings.sprinkler.tinted

Services
Mains electricity, drainage and water. Heating - Oil fired radiator central heating.
Council Tax: Mid Suffolk Band: E
Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk
EPC Rating:

GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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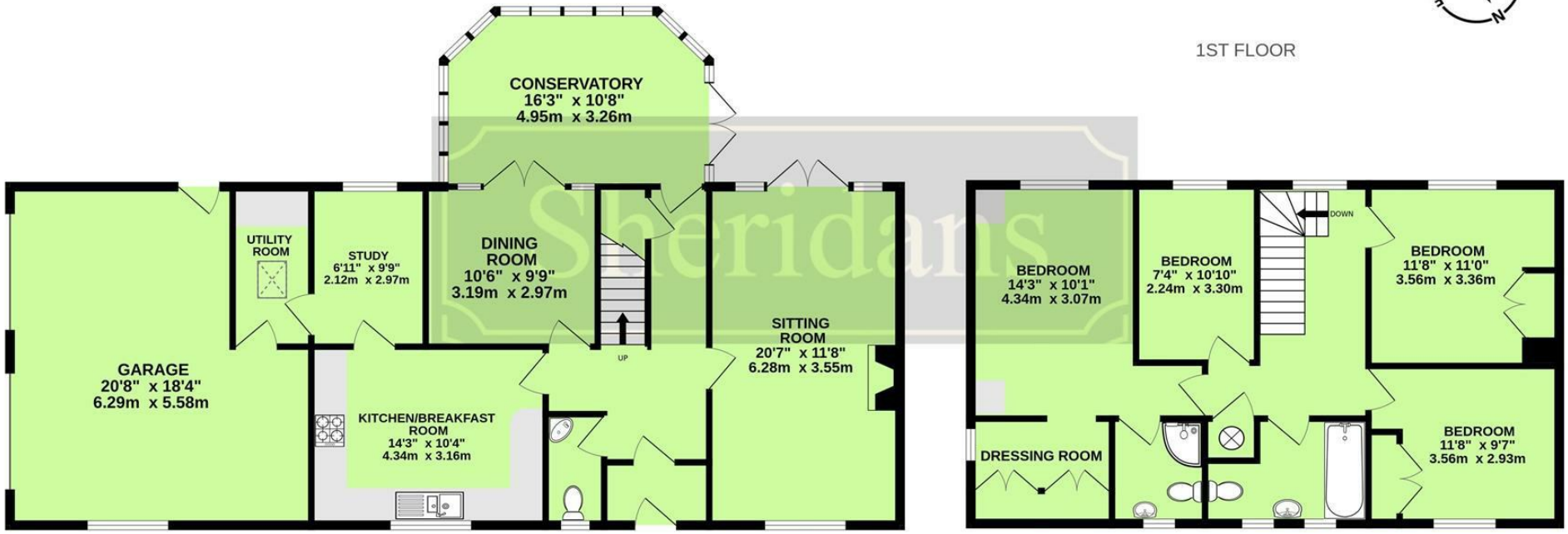
1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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