



**Greenlees Flatts Lane**  
**Bury St. Edmunds, IP30 9NZ**  
**Guide Price £475,000**

**shires**  
residential

**LOW KEY MARKETING** - Shires Residential Sales are delighted to offer to the market for sale this beautiful detached 5 bedroom bungalow in an idyllic position in the village of Tostock. The property must be viewed to fully appreciate the fantastic plot size, the peaceful location and the ample internal accommodation that is on offer. The bungalow boasts 5 double bedrooms (including a self contained annex with living room and bathroom) light and airy living room, kitchen, dining room, utility and family bathroom. There is a generously sized, beautifully maintained wrap around garden with incredible views from every corner, generous drive way and double car port. Call now to arrange your viewing!

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (Iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view

## LOCATION

The property is set back from the road, located down a peaceful private driveway which opens up into the bungalows fantastic, beautifully maintained plot in the village of Tostock. Tostock benefits from a popular Public House, Village Hall and Recreational Ground and is just a short distance from the larger market town of Bury St Edmunds. Bury St Edmunds offers a wide range of educational, recreational and cultural facilities including the Arc Shopping Centre, Theatre Royal and Abbey Gardens. The property is also within easy access of the A14 trunk road, which provides passage to the nearby towns of Stowmarket, Bury St Edmunds and London via the M11, both Bury St Edmunds and the nearby village of Elmswell also offer train stations with main line links to London Liverpool Street.

## INTERNAL PORCH

The property is entered via a wooden glazed door into the internal porch with radiator, wooden framed window to side aspect. Access to;

## ENTRANCE HALLWAY

A spacious entrance hallway providing access to all of the property's internal accommodation, there is ample storage consisting of three large storage cupboards (two double) and separate airing cupboard.

## SITTING ROOM

28'5"/14'11" (8.66m/4.55m)

A light and airy triple aspect living room boasting multi fuel burner with brick plinth and surround. The room has ample space for a living room suite and additional table and chairs. Sliding patio doors to rear garden. Built in shelving. Three radiators. Sliding door giving access to;

## DINING ROOM

11'10" x 11'3" (3.61m x 3.43m)

A spacious dining room with wooden framed window to side aspect with secondary glazing. Radiator.

## KITCHEN

13'10"/11'10" (4.22m/3.61m)

A spacious well equipped kitchen boasting a range of wall mounted and under counter cabinets beneath roll edge marble effect work tops with complimentary tiled splashbacks. Inset stainless steel sink with drainer. Aga oven, space and plumbing for dishwasher. Integrated fridge. Wooden frame window to side aspect.

## UTILITY ROOM

7'1" max / 6'11" (2.16m max / 2.11m)

Useful space boasting Butler sink, space and plumbing for tumble dryer and washing machine. Boiler. Built in shelving. Access to car port and external WC.

## BEDROOM ONE

15'2" x 13'4" (4.62m x 4.06m)

An extremely generous double bedroom boasting two double built in wardrobes. Radiator. Wooden framed window to side aspect.

## BEDROOM TWO

13'9" max x 9'5" (4.19m max x 2.87m)

A second generous double bedroom with double built in wardrobe. Radiator. Wooden framed window to front aspect.

## BEDROOM THREE

10'6"/8'9" (3.20m/2.67m)

A third double bedroom with double built in wardrobe. Radiator. Wooden frame window to rear aspect.

## BEDROOM FOUR

9'5" / 8'7" (2.87m / 2.62m)

A fourth double bedroom. Radiator. Wooden frame window to rear aspect.



**FAMILY BATHROOM**

8'9 x 8'2 (2.67m x 2.49m)

A four piece suite comprising panelled bath, shower cubicle with mains shower, low level WC, wall mounted wash hand basin with storage beneath and vanity unit above. Obscure wooden frame window to rear aspect. One large storage cupboard.

**ANNEXE**

Located off of the main hallway. Self contained and offers a spacious living room (13'3 x 12'11), with it's own external access. Wooden frame window to front aspect. Radiator. Access to

**BEDROOM 5 (ANNEXE)**

13' x 9'4 (3.96m x 2.84m)

Two double wardrobes. Wooden frame window to side aspect. Further access to

**BATHROOM**

8'9 x 4' 11 (2.67m x 1.22m 3.35m)

A three piece suite comprising panelled bath, low level WC, pedestal wash hand basin. Large storage cupboard. Obscure wooden frame window to rear aspect.

**OUTSIDE**

Externally the property boasts a fantastic plot which is accessed via a private driveway down a peaceful lane. The fantastic wraparound garden (approximately 0.75 acres in size (STS)) which is predominantly laid to lawn and boasts beautiful countryside views from all sides. The garden has been extremely well looked after by the current vendors, and offers mature borders, benefitting from a range of beautiful flowers, shrubs and trees, as well as a patio area, pond, greenhouse, allotment, multiple sheds, spacious double car port offering ample storage, additional parking and outside WC.

**Tostock:**

Tostock is a small village around eight miles east of Bury St. Edmunds in the county of Suffolk. It is a very traditional Suffolk village, with a good example of a fourteenth-century church. Local village amenities include primary school, Parish Church, public house.

**Services:**

Mains services are connected including water, electricity and drainage. Oil Fired central heating

**Local Authority & Council Tax Band:**

Mid Suffolk District Council. Council Tax Band G

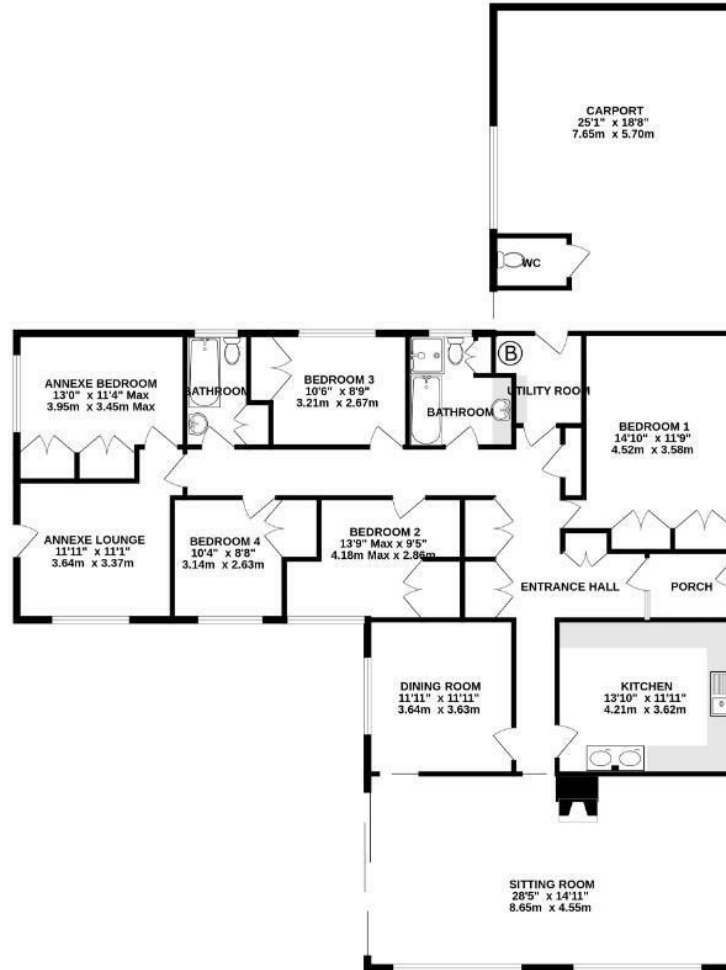
**Tenure:**

For sale FREEHOLD with vacant possession upon completion.

**Anti Money Laundering Regulations**

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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