

Grange Hill Cottage Tostock Road - Offers Over £635,000

Beyton Bury St. Edmunds IP30 9AG

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Features

- DETACHED 4 BEDROOM HOUSE
- POPULAR VILLAGE LOCATION
- ELECTRONIC SECURITY GATED ENTRANCE
- FULLY ENCLOSED GARDENS WITH OUTBUILDINGS
- MULTIPLE CAR PARKING
- LOUNGE, KITCHEN/DINER, STUDY AND CONSERVATORY
- 2 BATHROOMS AND UTILITY ROOM
- WELL SERVED VILLAGE OF BEYTON
- TRI FOLD DOORS FROM THE KITCHEN TO THE DECK AREA
- CALL US NOW TO BOOK YOUR VIEWING

The Property

A wonderful detached character cottage situated on the borders of the popular village of Beyton. Having undergone extensive refurbishment to create light and airy family accommodation combining the character of the period with modern desirable conveniences that family living requires including double glazed windows and tri- fold doors from the kitchen area to the deck. Beyton lies approximately 8 miles East of Bury St Edmunds accessible to the A14.

The cottage sits centrally within the plot with landscaped lawned gardens to the rear and side and are complemented further by a generous decking terrace which is ideal for enjoying the sun and outdoor entertaining. An extensive graveled driveway provides parking for several vehicles. There are also outbuildings including a workshop/store plus further hard standing for those who wish to add more outbuildings. The property also has the benefit of a recently added electronic powered security gate.

Internally the accommodation comprises an open plan fitted kitchen/dining room, lounge with wood burning stove, study, utility room and ground floor bathroom plus a recently added conservatory. The first floor provides four well proportioned bedrooms and family bathroom. Call us now to book your viewing!

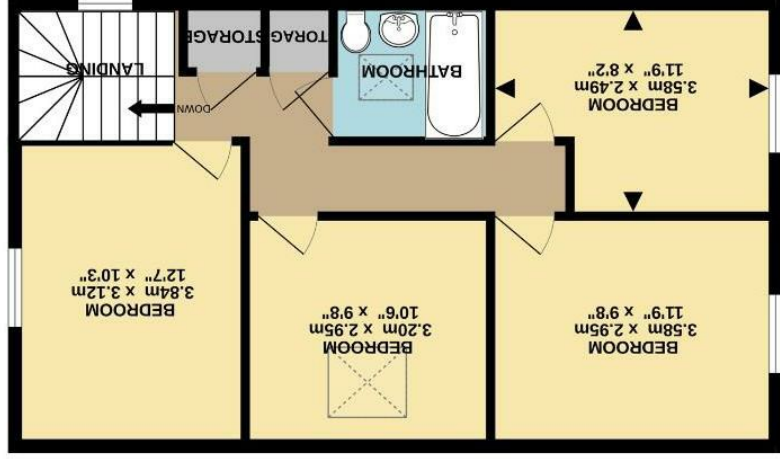




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



1ST FLOOR
55.4 sq.m. (596 sq.ft.) approx.



TOTAL FLOOR AREA : 127.8 sq.m. (1375 sq.ft.) approx.

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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Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
Potential	Current
83	66