

oakheart



£600,000

Offers Over
Woodsdale Grove, Troston

Ideally situated in a quiet cul-de-sac in the peaceful village of Troston, this impressive four bedroom detached house offers a perfect combination of spacious living, tranquil surroundings, and beautiful views over open fields. The property is ideal for families seeking privacy, yet it remains conveniently close to Bury St Edmunds and the prestigious Culford School.

The heart of the home is the large kitchen, perfect for family meals and entertaining. A practical utility room adjoins the kitchen, providing additional space for laundry and storage. The ground floor also features a formal dining room, which opens onto the rear

garden and offers stunning views of the surrounding fields—ideal for enjoying meals while overlooking the tranquil countryside. The three remaining reception rooms provide versatile spaces for relaxing, with one offering a cozy area for unwinding and the others potentially serving as a home office and lounge.

Upstairs, the property boasts four well-sized bedrooms. Two of the bedrooms are complemented by en-suite shower rooms, offering a private retreat, while the other two bedrooms share a family bathroom. All the bedrooms are bright and spacious, with lovely views of the fields from the rear of the property.

The home also benefits from a double garage, with one half converted into a gym, providing an extra space for fitness or hobbies.

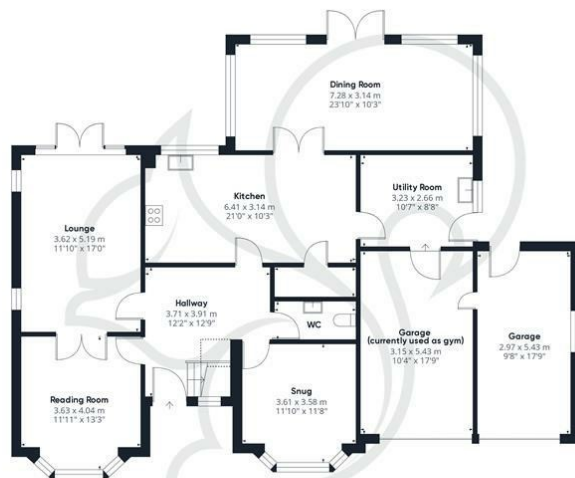
Set in a peaceful cul-de-sac, this home offers a private environment for families. The rear garden enjoys breathtaking views over the fields, making it an ideal space for outdoor relaxation or entertaining. Despite its secluded location, the property is still conveniently close to local amenities, schools, and transport links, offering the perfect balance of rural living and modern convenience.



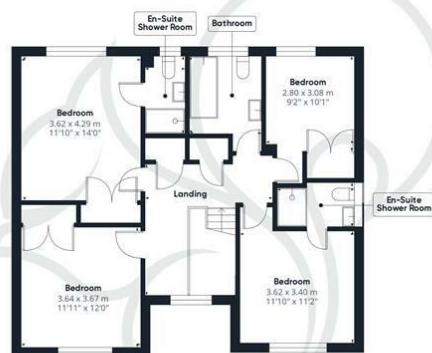








Ground Floor



Floor 1

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Approximate total area[®]

226.76 m²
2440.81 ft²

Reduced headroom

0.65 m²
6.95 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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