



The Green, Tostock

Sheridans



The Green, Tostock IP30 9NY

Guide Price £645,000

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 built-in appliances including a range cooker. 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 is complemented by a dressing room with fitted wardrobe cupboards and an en-suite shower room. The three remaining bedrooms, 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 and access to the large double garage. 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 Gardners Arms' and 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.

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 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.

Services

Mains electricity, drainage and water. Heating - Oil fired radiator central heating.

- 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

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:

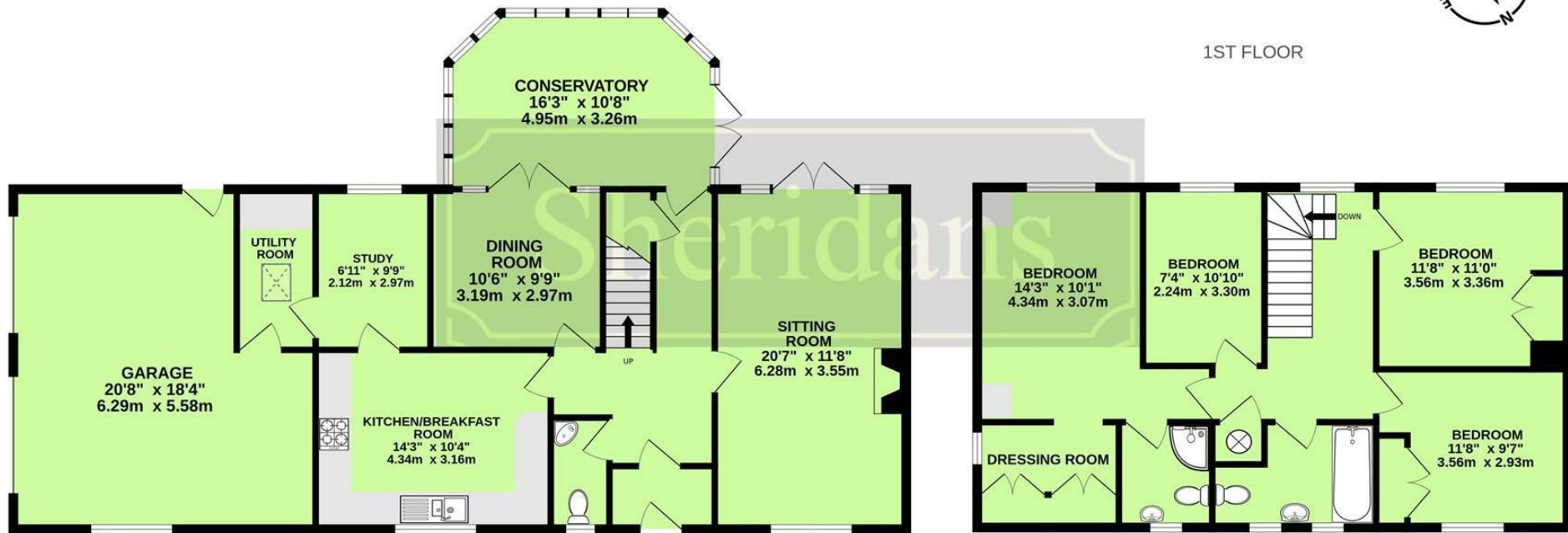


GROUND FLOOR

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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