



**Tostock Road, Beyton**

**Sheridans**



# Tostock Road, Beyton IP30 9AG

Guide Price £595,000

A spacious five bedroomed detached family house situated within the desirable village of Beyton.

Understood to have been built in 1991 of traditional brick construction beneath a tiled roof, this substantial detached house provides a surprising level of accommodation complemented by private rear gardens, whilst situated only a stones throw from the picturesque village green in the heart of this well-regarded village, conveniently positioned for Bury St Edmunds.

The accommodation could benefit from an element of updating and currently in brief comprises of an entrance hall with stairs off to first floor and door to a useful area for coats etc, leading through to a cloakroom. The spacious sitting room has a box window to front, a fireplace and French doors opening to dining room with sliding glass doors to the rear gardens. The kitchen is fitted with a range of units providing drawer and cupboard space beneath preparation surfaces with built-in oven and hob and door leading to the separate utility room.

On the first floor a landing with airing cupboard leads to the five bedrooms, including the principal bedroom with en-suite bathroom. A further shower room serves the four bedrooms.

## Outside

The house is approached along a shared driveway providing plenty of off road vehicle parking, turning space and access to the double garaging. The front gardens provide plenty of space for cartlodge garaging etc (should anyone wish to utilise the current garage site for further accommodation/annexe or similar (subject to

planning permission being approved by the local authority). To the side of the house a pair of gates open to a useful covered area to the side of the garage, leading in turn to the private rear gardens stocked with an abundance of mature and specimen trees, a huge variety of shrubs and flowering plants.

## Location

The picturesque and highly regarded village of Beyton is centered around a large village green and lies about 5 miles from Bury St Edmunds and some 10 miles to the west of Stowmarket. 35 minutes from Cambridge and 45 minutes to London Stansted Airport. Local amenities include Sixth Form College, free bus travel to Thurston Community College (upper school), public houses and regular bus services. There is ready access to the A14 Ipswich to Cambridge dual carriageway with M11 link to London and Intercity rail service from Stowmarket to London's Liverpool Street.

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

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area.

## Directions

When entering Beyton from the direction of Bury St Edmunds and the A14. Proceed next to the village green and turn left onto Tostock Road, where the entrance to the house will be found further on the left-hand side.

- Detached five bedroomed house in desirable village location
- Ample vehicle parking, double garaging
- Private rear gardens
- Potential to improve, no onward chain
- Sitting room, dining room
- Kitchen
- Cloakroom, utility
- Principal bedroom
- Four remaining bedrooms
- Shower room, en-suite bathroom

## Services

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

Council Tax: Mid Suffolk Band: F

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

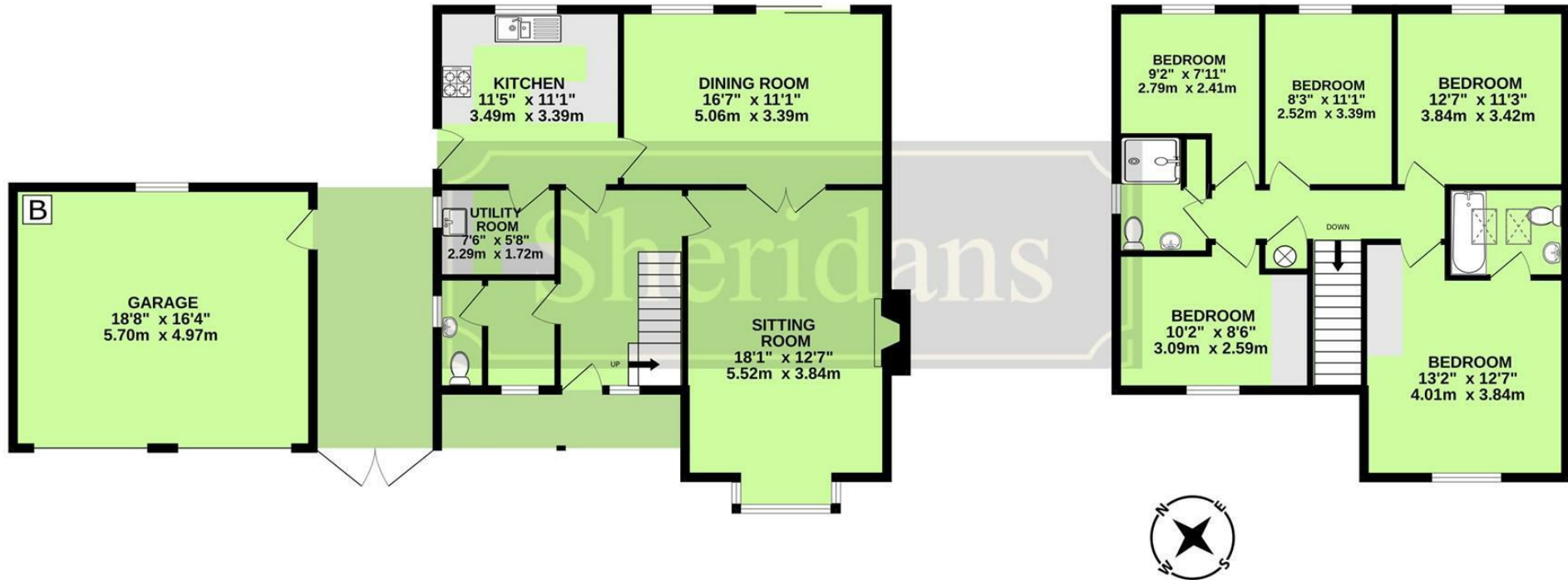
Flood Risk: Very low risk

EPC Rating: E



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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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