

## PAMMENT CLOSE, TOSTOCK

IP30 9FT

OIEO £475,000  
FREEHOLD

This beautifully presented four-bedroom, link-detached family home is situated in a highly sought-after development within the charming village of Tostock. Combining modern style with functional living, the ground floor welcomes you with a convenient cloakroom and a generously sized, light-filled sitting room. At the heart of the home is a stylish kitchen and dining room complete with a practical utility area, opening seamlessly into a bright garden room that overlooks the grounds and the open fields beyond. Upstairs, the property boasts four well-proportioned bedrooms, including a spacious Principal bedroom with its own private en-suite, alongside three further bedrooms served by a contemporary family bathroom. The exterior features a generous rear garden, complete with a raised patio seating area designed specifically to take in the uninterrupted countryside views. With the added benefit of a garage and off-road parking, this is an absolute must-see home to fully appreciate its exceptional finish and location.

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# PAMMENT CLOSE

- Beautifully Presented Link- Detached Four Bedroom Home
- Stylish Kitchen/Dining Room
- Spacious Sitting Room
- Air Source Heating/Underfloor Heating
- Principal Bedroom With En-Suite
- Garage & Off Road Parking
- Garden Room With Garden Views & Roof Lantern
- Enclosed Private Rear Garden With Countryside Views
- Ground Floor Cloakroom
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with stairs leading to the first floor. Underfloor heating.

## Cloakroom

WC and wash basin. Underfloor heating.

## Sitting Room

Well-proportioned room with feature electric fireplace. Window to front. Double doors leading directly into the light filled garden room. Underfloor heating.

## Kitchen/Dining Room

Shaker style kitchen with wide range of wall and base cupboard and drawer units, with ample worktops over. Inset sink and drainer with fitted water softener. Integrated double oven, hob with extractor hood over and dishwasher. Built in breakfast bar opening to the dining area. Utility area with base and wall cupboards and worktop, inset sink and drainer. Space for washing machine and full fridge freezer. Understairs cupboard. Window to front and rear. Underfloor heating.

## Garden Room

Generous sized space overlooking the garden with field views. Space for dining table. Double doors and side door directly opening to the garden. Roof lantern. Radiator.

## Landing

Two storage cupboards. Window to rear. Radiator.

## Principal Bedroom

Double room with window to front. Built in cupboard. Radiator.

## En-Suite

Stylish suite, WC and pedestal wash basin. Fully tiled shower cubicle. Window to front. Heated towel rail.

## Bedroom 2

Double room with two built in cupboards. Window to front. Radiator.

## Bedroom 3

Window to front. Loft access. Radiator.

## Bedroom 4

Window to rear. Loft access. Radiator.

## Bathroom

Modern suite, WC and pedestal wash basin. Bath with mixer taps and handheld shower head. Window to rear. Heated towel rail.

## Outside

### Front Garden

Blocked paved driveway leading directly to the garage. Gated access to the rear garden. Small grass areas either side of the pathway to the front door, enclosed by hedging.

### Rear Garden

Fully enclosed by fencing with fields views. Paved patio seating area and paved pathway to the garage and a further paved patio. Remainder of the garden is laid to lawn with low maintenance decorative stone borders. A raised patio area overlooking the fields, shingle area leading to the large shed for storage.

## Garage

Up and over door. Power and light connected. Pedestrian door to the garden.

## Agent's Note

Current service charges are £250 for the year. Reviewed annually.

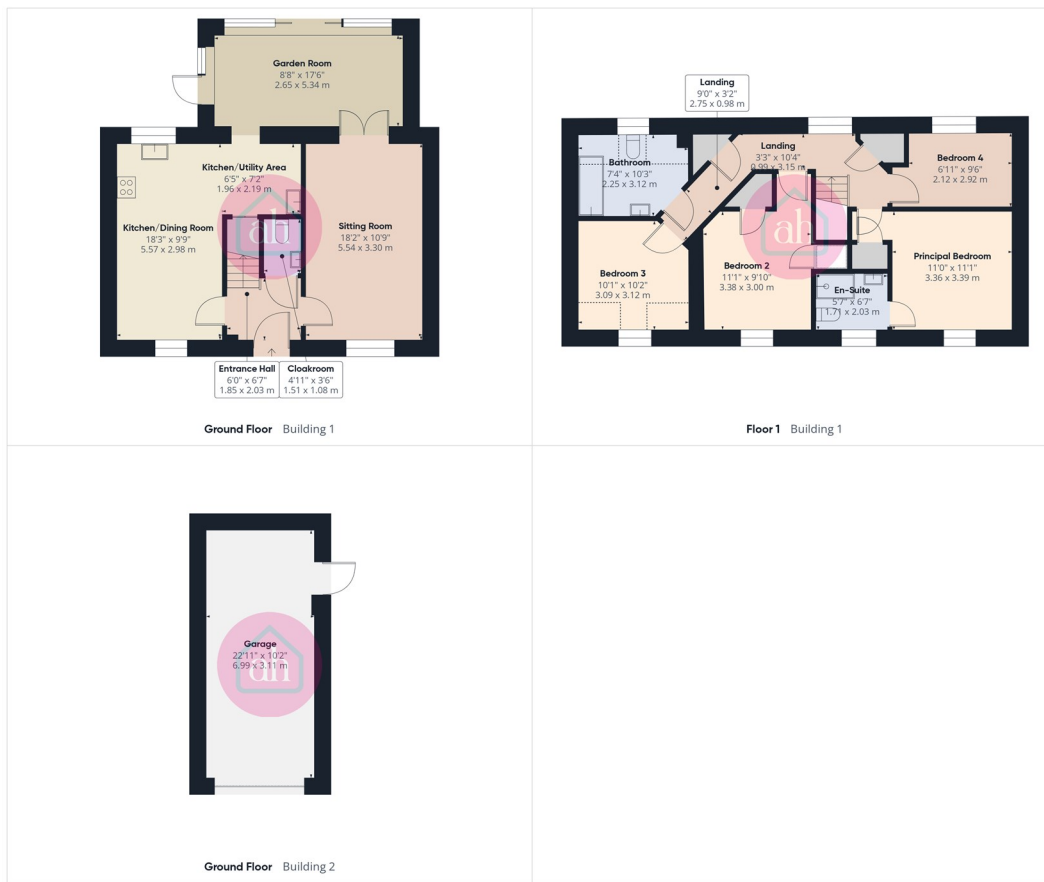
### Disclaimer

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## PAMMENT CLOSE





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Approximate total area<sup>(1)</sup>  
 1550 ft<sup>2</sup>  
 143.9 m<sup>2</sup>

Reduced headroom  
 35 ft<sup>2</sup>  
 3.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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	

**EPC Rating: B Council Tax Band: D**

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