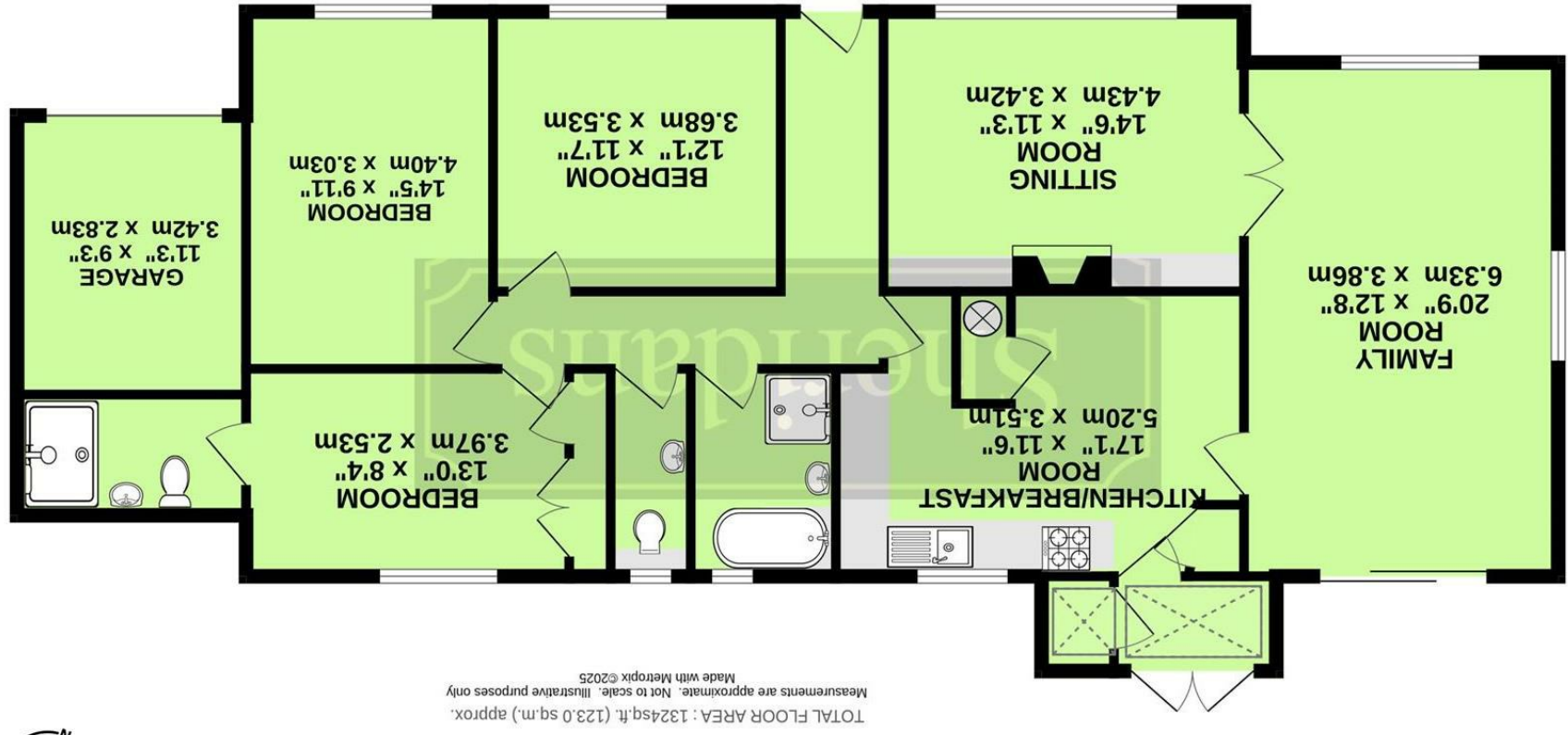


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





Leys Road, Tostock IP30 9PN

Guide Price £485,000

A spacious detached bungalow set within attractive gardens of around 0.45-acre, pleasantly positioned close to the heart of the picturesque village of Tostock.

Briarley's is a well-presented and much improved detached bungalow, believed to date from the 1960s, of traditional construction with light and versatile accommodation extending to around 1,400 sq.ft. Large windows throughout create a bright and airy feel.

The accommodation includes an entrance hall, sitting room with open fire and brick surround, leading through to an impressive triple aspect family room, with patio doors opening to the rear gardens. The kitchen is fitted with shaker-style units, integrated oven, hob and extractor, with further space for appliances. A useful rear porch/utility provides additional storage and plumbing for laundry facilities.

There are three good-sized bedrooms, one benefitting from an en suite shower room, while the remaining rooms, are served by an upgraded family bathroom with bath, separate shower and cloakroom.

Outside

Briarley enjoys delightful gardens extending to around 0.45-acre. Set well back from the road behind post and rail fencing, the front garden is laid mainly to lawn with mature planting and a gravel driveway leading to a single garage. The rear garden is particularly attractive, featuring extensive lawns, mature trees, well-stocked borders, and a terrace ideal for outdoor entertaining. A timber

summerhouse/garden studio with power and light offers further flexibility.

Location

Tostock is a sought after and unspoilt village with a traditional village pub 'The Gardeners Arms' and village hall/playing field and a 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. Local amenities also include a sixth form college, bus travel to Thurston Community College (upper school), and local primary schools.

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts a great collection of 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. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself, or browse the newer side of the town.

Directions

When entering Tostock from the direction of Beyton/A14, continue along Leys Road, where the property will be found further on the left hand side.

Services/agents note

- Spacious detached bungalow in the picturesque village of Tostock
- Parking for up to 4 cars, single garage
- Wonderful well established gardens
- No onward chain
- Sitting room
- Triple aspect family room
- Well equipped kitchen breakfast room
- Three bedrooms
- En-suite shower
- Upgraded bathroom, cloakroom

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

No onward chain.

Council Tax: Mid Suffolk Band: E

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

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

Flood Risk: Very Low Risk

Agents note. Possible occasional bat roost in loft space to be confirmed.

