





NEW ROAD, TOSTOCK,
IP30 9PJ

£280,000
FREEHOLD

Located in the popular and peaceful rural village of Tostock, this versatile three-bedroom semi-detached home boasts countryside walks right on your doorstep within a friendly community. The property offers well-proportioned and spacious accommodation throughout, beginning on the ground floor with a generous sitting room, a well-appointed kitchen, and a useful separate dining room ideal for entertaining. A conservatory extends the living space further, offering pleasant views overlooking the private rear garden. Upstairs, the home provides three good-sized bedrooms, all served by a family bathroom. Outside, an ample driveway provides convenient off-road parking, while the generous enclosed rear garden offers privacy and plenty of space to enjoy the outdoors. Adding to the appeal is a useful brick-built outbuilding, currently utilised as a practical utility room and cloakroom. Offering plenty of potential to make your own early viewing is highly recommended.

allhomes

NEW ROAD

• Well Presented Three Bedroom Home • Well Appointed Kitchen • Spacious Sitting Room • Oil Fired Central Heating • Separate Dining Room • Driveway For Off Road Parking • Conservatory With Views Of The Garden • Good Sized Enclosed Rear Garden • Brick Built Outbuilding • Step Inside Today With Our 360 Virtual Tour!





Entrance Hall
Stairs to the first floor. Radiator.

Sitting Room
Spacious room with inset log burner, feature surround and brick hearth. Understairs cupboard. Built in shelving and cupboards. Window to front. Radiator.

Kitchen
Modern kitchen with a wide range of wall and base cupboard and drawer units and worktops over. Inset sink and drainer. Built in eye level oven and induction hob. Space for a full fridge freezer.
Window to rear. Double doors into the dining room and door to the conservatory. Radiator.

Dining Room
French doors opening to the garden. Two windows to the rear. Electric radiator.

Conservatory
Glazed with French door opening directly to the garden. Radiator.

Landing
Window to side. Loft access. Radiator.

Bedroom 1
Double bedroom with built in wardrobes. Feature fireplace. Window to front. Radiator.

Bedroom 2
Built in wardrobes. Airing cupboard. Window to rear. Radiator.

Bedroom 3
Window to side. Radiator.

Bathroom
WC and pedestal wash basin. Bath fully tiled with shower head over and screen. Window to side. Heated towel rail.

Outside

Front Garden
To the front is a gravel driveway offering ample parking. Access to the rear garden.

Rear Garden
The fully enclosed rear garden has a block-paved patio seating area with a further block-paved area leading to the remainder of the garden, which is mainly laid to lawn. There are also raised flower beds, a useful shed for storage, an oil tank and a door providing access to the brick-built outbuilding.

Brick Built Outbuilding
WC and pedestal wash basin. Space for washing machine and tumble dryer. Pedestrian door to the garden.

Agent's Note
Log burner unable to use but is staying with the property.

Disclaimer
Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.



NEW ROAD

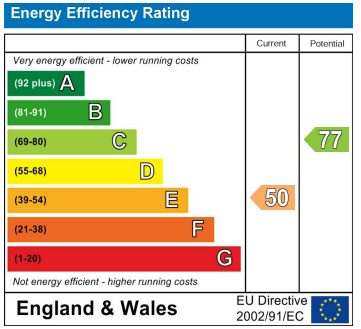












EPC Rating: E Council Tax Band: B

Disclaimer: allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

allhomes
28 Thurston Granary, Station Hill
Thurston
Bury st Edmunds
Suffolk
IP31 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

allhomes