



Norton Road, Tostock

Sheridans



Norton Road, Tostock IP30 9PY

Guide Price £550,000

Detached, extended bungalow providing a substantial level of accommodation, complemented by a sought-after village setting and delightful south-facing gardens extending to approximately 1/3 of an acre (s.t.s.).

Built in the 1950s and significantly extended in more recent years, this substantial detached bungalow offers a deceptive level of versatile accommodation, possessing a light and airy atmosphere and being offered with no onward chain.

The property provides excellent potential to create a spacious family home, with scope to convert the well-built garage/workshop (brick and block cavity construction) into an annexe or similar (subject to the relevant planning permissions).

Extending to over 1,400 sq ft (plus the large 29 ft x 17 ft garage/workshop), the accommodation briefly comprises a long entrance hall with fitted cupboards, an airing cupboard, and a door to the cloakroom. The dining room is a versatile reception room that has previously been used as a fourth bedroom, featuring large windows to the front and side aspects overlooking the gardens. The kitchen/breakfast room is fitted with a range of units providing ample drawer and cupboard space beneath preparation surfaces, complemented by built-in appliances including an oven, hob, and dishwasher. French doors lead to the terrace and gardens, with an opening leading through to the utility room.

The sitting room is a spacious reception room with a large rear-facing window and French doors opening onto the terrace and gardens. The principal bedroom benefits from fitted wardrobes and

an en-suite, while the two remaining bedrooms are served by the family bathroom, completing the accommodation.

Outside

The property is approached via a shingle driveway providing ample vehicle parking and turning space, continuing to the side towards the large detached garage/workshop (29 ft x 17 ft), constructed of brick and block cavity construction and offering scope for conversion into an annexe, subject to the relevant planning permissions being granted.

The gardens are a particular feature of the property, being mostly laid to lawn and stocked with an abundance of flowering plants and shrubs. They extend to the front, side, and rear, backing onto fields and open countryside. A large wrap-around terrace creates an ideal area for outdoor entertaining and al-fresco dining.

Location

Tostock is a sought after and picturesque village with a traditional village pub 'The Gardeners Arms', village hall, playing field and Parish church, all supported by the village's strong community spirit. The nearby village of Woolpit (two miles distant) offers a wide range of amenities and the nearby catchment schools, Norton Primary (rated outstanding by Ofsted) and Thurston Community College. Tostock provides convenient access to the A14 dual carriageway and to the Cathedral town of Bury St Edmunds and Stowmarket with its main rail link to London's Liverpool Street.

Directions

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. Follow the road into Norton Road, pass the village hall

- Detached bungalow providing a deceptive level of accommodation
- Ample parking, turning space and large double garaging with workshop with potential to convert
- South west facing gardens backing onto fields
- No onward chain
- Sought after village location
- Sitting room, dining room
- Kitchen breakfast room
- Utility, cloakroom
- Three bedrooms
- En-suite shower, family bathroom

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Services

Mains electricity, water and drainage. Oil fired radiator central heating (not tested).

Council Tax: Mid Suffolk Band: E

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: No Risk





TOTAL FLOOR AREA: 1453sq.ft. (135.0 sq.m.) approx.
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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