



## NEW ROAD, TOSTOCK, IP30 9PJ

£290,000  
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.

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# 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.

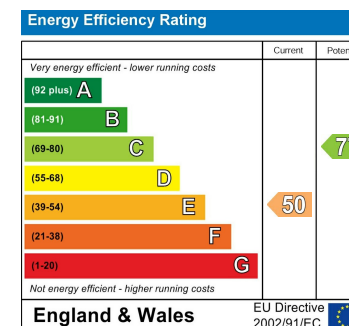
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**EPC Rating: E Council Tax Band: B**

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

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

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