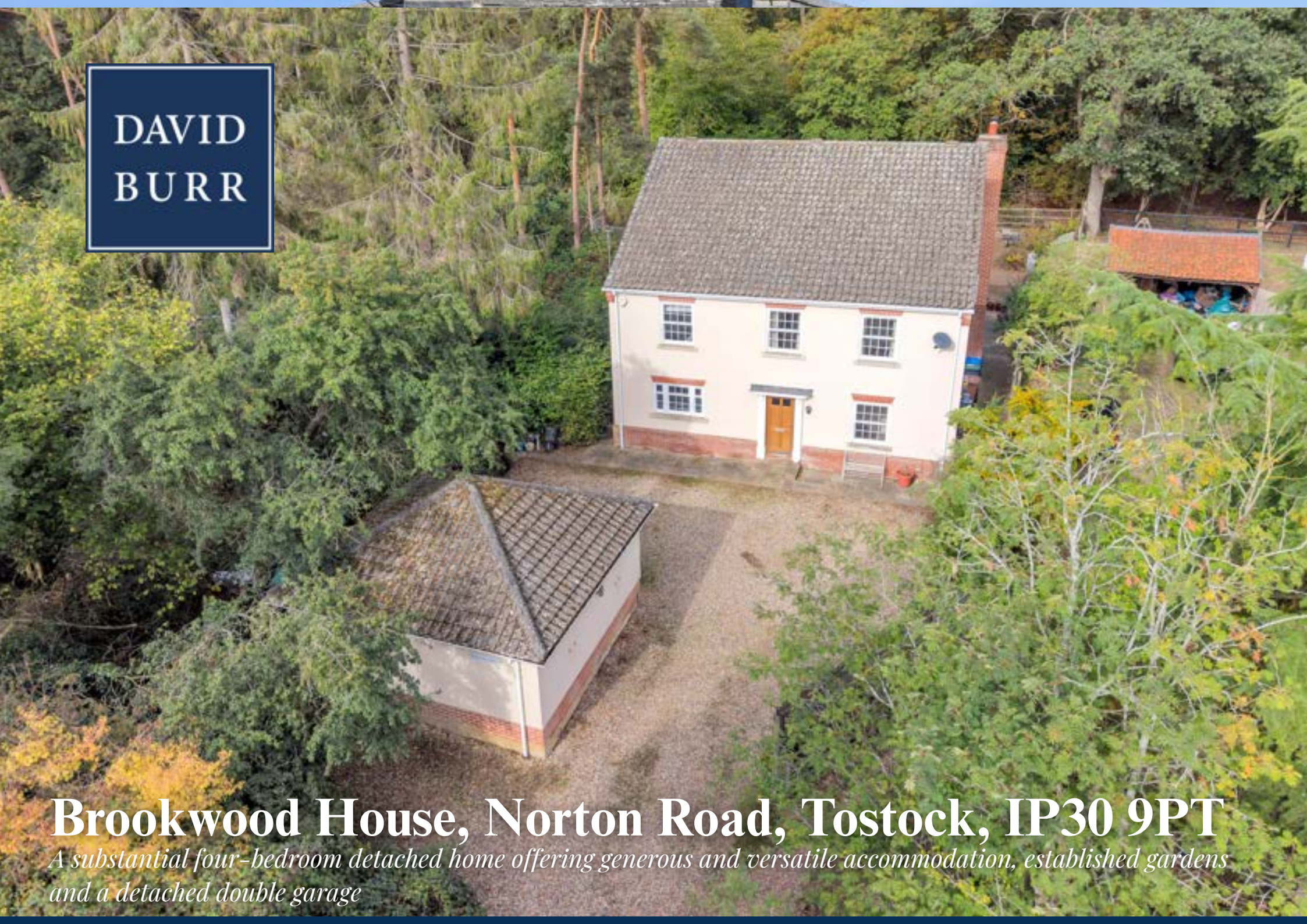




DAVID
BURR

Brookwood House, Norton Road, Tostock, IP30 9PT

A substantial four-bedroom detached home offering generous and versatile accommodation, established gardens and a detached double garage



LOCATION

The delightful village of Tostock is centred around its village green and enjoys a strong sense of community, with the church, public house, recreation field and village hall providing a focal point for a variety of clubs, activities and regular events throughout the year.

The nearby village of Woolpit offers a good range of everyday amenities including a village shop, bakery, garage and health centre.

Surrounded by attractive Suffolk countryside, Tostock is particularly well positioned for access to the A14, providing convenient links towards Cambridge to the west and the Suffolk coast to the east.

The cathedral town of Bury St Edmunds, approximately 7 miles away, and Stowmarket, approximately 9 miles away, both offer an extensive range of shopping, schooling, recreational and cultural amenities, with Stowmarket also providing a mainline rail service to London Liverpool Street.

Brookwood House occupies an established setting within the village, complemented by mature planting and gardens which provide an appealing degree of privacy.

Key Features

- Popular Village Location
- Detached Family Home
- Four Double Bedrooms
- Two En-Suite Shower Rooms
- Three Reception Areas
- Generous Kitchen/Breakfast Room
- Separate Home Office
- Garden Room
- Detached Double Garage
- Ample Off-Road Parking



GROUND FLOOR

An entrance porch opens into a spacious central hallway serving the principal ground-floor rooms.

The generous kitchen/breakfast room features extensive cabinetry, integrated appliances and ample dining space, complemented by a separate utility room and cloakroom/WC.

The sitting room has an attractive brick fireplace with a multi-fuel stove, while the dining room connects directly to the impressive garden room. Measuring approximately 19'3" x 12'6", this light-filled space has parquet flooring, glazing to three sides and double doors opening onto the garden.

A separate office completes the accommodation and is ideal for home working.



First Floor

The staircase rises to a spacious central landing from which all four bedrooms and the family bathroom are accessed.

The main bedroom is a comfortable double room with the benefit of its own en-suite shower room.

A second particularly generous bedroom, measuring approximately 16'8" x 15'1", also enjoys an en-suite shower room, making the first-floor arrangement especially well suited to family living or visiting guests.

There are two further well-proportioned double bedrooms, one measuring approximately 15'3" x 15'1" and the other approximately 11'10" x 12'0", with useful fitted storage incorporated within the accommodation.

The remaining bedrooms are served by the family bathroom, fitted with a bath, separate shower enclosure, wash basin and WC.



Outside

Brookwood House is approached over an extensive gravel driveway providing ample off-road parking for numerous vehicles. Set separately from the house is a detached double garage, measuring approximately 17'8" x 17'1", with power and lighting connected and providing excellent additional parking, storage or workshop space.

Pedestrian gates to either side of the house provide access into the rear garden. The garden itself is principally laid to lawn and enclosed by an established mixture of mature trees, hedging and shrubs which provide a high degree of privacy.

Immediately adjoining the house is a paved terrace well suited to outdoor dining and entertaining, whilst a further decked seating area is positioned towards the far end of the garden. The mature backdrop and established planting create an attractive setting and complement the generous proportions of the house particularly well.



Floorplan



TOTAL: 2240 sq. ft, 209 m²
GROUND FLOOR: 1082 sq. ft, 101 m², FIRST FLOOR: 1158 sq. ft, 108 m²
EXCLUDED AREAS: PORCH: 25 sq. ft, 2 m², GARDEN ROOM: 243 sq. ft, 23 m², UTILITY: 79 sq. ft, 7 m²,
DOUBLE GARAGE: 301 sq. ft, 28 m², FIREPLACE: 17 sq. ft, 2 m², WALLS: 193 sq. ft, 17 m²

All Measurements are Approximate. This Floor Plan is a Guide Only. Produced By Drip



Property information

Mid Suffolk District Council - G

EPC Rating: C

Tenure: Freehold

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

DAVID
BURR

David Burr - Woolpit
Sampson House, Woolpit,
Bury IP30 9QN

01359 245 245

Woolpit@davidburr.co.uk