



**Pamment Close, Tostock**

**Sheridans**



# Pamment Close, Tostock IP30 9FT

Offers In Excess Of £475,000

An immaculately presented modern home set within a small and exclusive development enjoying an enviable position backing onto open fields on the edge of the charming village of Tostock. Built by renowned local developers Hopkins & Moore in 2019 and thoughtfully extended later the same year, the property offers stylish and energy efficient accommodation of a high standard.

The house has lovely kerb appeal being double fronted brick with tiled elevations and benefits from an air source heat pump, underfloor heating to the ground floor with radiators upstairs and double glazing throughout, resulting in a comfortable, efficient and beautifully finished modern home.

A welcoming entrance hall gives access to the principal rooms, with stairs rising to the first floor. The cloakroom is fitted with a WC and wash basin. The impressive kitchen/dining room enjoys a dual aspect and features an excellent arrangement of contemporary units providing generous storage, all set beneath elegant granite worktops. A breakfast bar offers additional preparation and seating space, while high quality integrated appliances ensure a sleek and practical environment ideal for family living and entertaining. Opening through to a useful utility area with sink and understairs storage perfect for practicalities of modern family life.

From here, the house flows into the wonderful garden sitting room, an exceptional extension created to take full advantage of the rural backdrop. Bathed in natural light from the large roof lantern, full height glazing and sliding doors, the room provides a superb place in which to relax and enjoy the countryside views. Further doors connect to both the garden and the main sitting room, a generous and comfortable reception space with a window overlooking the front.

On the first floor, the landing offers both an airing cupboard and an additional wardrobe cupboard. The principle bedroom features a fitted wardrobe, a view to the front and en suite shower room. Three further bedrooms provide flexible accommodation suitable for family use, guests or home working and a well appointed family bathroom completes the first floor layout.

This stunning home represents a rare opportunity to acquire a beautifully finished modern home in an exclusive development, enjoying outstanding countryside views and all the benefits of energy efficient contemporary living within one of Suffolk's most attractive villages.

## Outside

To the front, the property features a neatly maintained lawned garden with attractive shrub borders. A block-paved driveway offers ample parking and leads to an adjoining carport, complete with an electric charging point. Beyond the carport is an impressive garage perfect for parking or storage.

Gated side access leads to the rear garden, which is predominantly laid to lawn and planted borders. Indian sandstone terraces provide excellent space for outdoor entertaining and al fresco dining, all while enjoying the wonderful open views. The hot tub may also be available by separate negotiation.

## Location

The property is situated in a small, exclusive close of only a handful of newly built homes backing onto open countryside. Tostock is a sought after and picturesque village with a traditional village pub "The Gardeners Arms", village hall and playing field and Parish church, all supported by the village's strong community spirit. The nearby village of Woolpit (2 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

From Bury St Edmunds proceed east on the A14 dual carriageway towards Stowmarket. 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 past the village hall and the turning for Pamment Close will be next on the right.

3 What Words ///questions.surfaces.hope

Services

- Double fronted modern home
- 2 reception rooms
- Kitchen/diner
- Superb garden room with roof lantern
- Utility area
- Four well proportioned bedrooms
- En-suite shower, family bathroom
- Energy efficient
- Carport, garage, gardens backing onto open fields
- Small exclusive development in popular village

Mains electricity, water and drainage connected.

Air source heating. Underfloor heating downstairs and radiators upstairs.

Council Tax: Mid Suffolk Band: D

Broadband speed: Up to 76 mbps available (Source Ofcom)

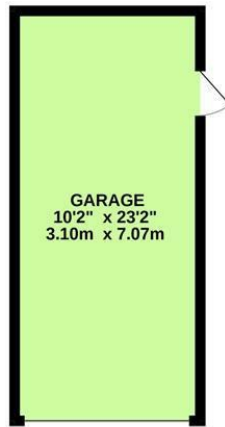
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low

Annual Service Charge for communal areas: £TBC



GROUND FLOOR



TOTAL FLOOR AREA : 1399sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



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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