



Tostock Road, Beyton

Sheridans



Tostock Road, Beyton IP30 9AG

Guide Price £385,000

Extended semi-detached Victorian cottage in the highly regarded village of Beyton.

This delightful semi-detached period home provides much improved and particularly well-presented accommodation complemented by generous south facing gardens, whilst being situated within a very sought after and pretty village providing excellent access to the historic market town of Bury St Edmunds.

Benefitting from gas fired central heating and double glazing, the spacious accommodation, in brief currently comprises; entrance door opening to Entrance Hall with door to dining room: a light and airy versatile reception with French doors and windows overlooking gardens. Sitting room: a charming reception with fireplace recess with wood burning stove, exposed timbers, ceiling spot lighting, windows to front and fitted cupboard. Kitchen: fitted with a modern range of units providing extensive cupboard and drawer space beneath preparation surfaces whilst complemented by built-in quality appliances including AEG steam oven, hob, extractor and wine chiller. Windows overlooking gardens, door to stairs off to first floor with under stairs cupboard and door to garden.

On the first floor is a landing with exposed studwork, door to principal bedroom: a spacious bedroom with dual aspect windows and walk-in wardrobe area used as a small home office. Two further bedrooms, one with a fitted wardrobe cupboard, gas fired boiler serving central heating system and a stylish family bathroom completes the accommodation.

Outside

To the front is a driveway providing off road vehicle parking. Side access leads to the rear gardens which are a delightful feature of the cottage. The gardens are mostly laid to lawn with beautifully stocked and maintained flower borders and mature cherry tree and include a timber store, large Indian Sandstone terraces creating ideal areas for outdoor entertaining, whilst enjoying the desirable southerly aspect. The gardens are south facing and extend to approximately 83ft in length and provide a good degree of privacy.

Location

Beyton lies some 10 miles to the west of Stowmarket and about 5 miles from Bury St Edmunds. Local amenities include Sixth Form College, free bus travel to Thurston Community College (upper school), public houses and bus services. There is ready access to the A14 Ipswich to Cambridge dual carriageway with M11 link to London and Intercity rail service from Stowmarket to London's Liverpool Street.

- Entrance hall
- Sitting room with wood burning stove
- Dining room
- Well-equipped kitchen
- Three bedrooms, walk in wardrobe/home office
- Family bathroom, downstairs shower room
- Off road parking for 3 vehicles
- Delightful south facing gardens
- Popular village location
- Recently improved, pretty village location

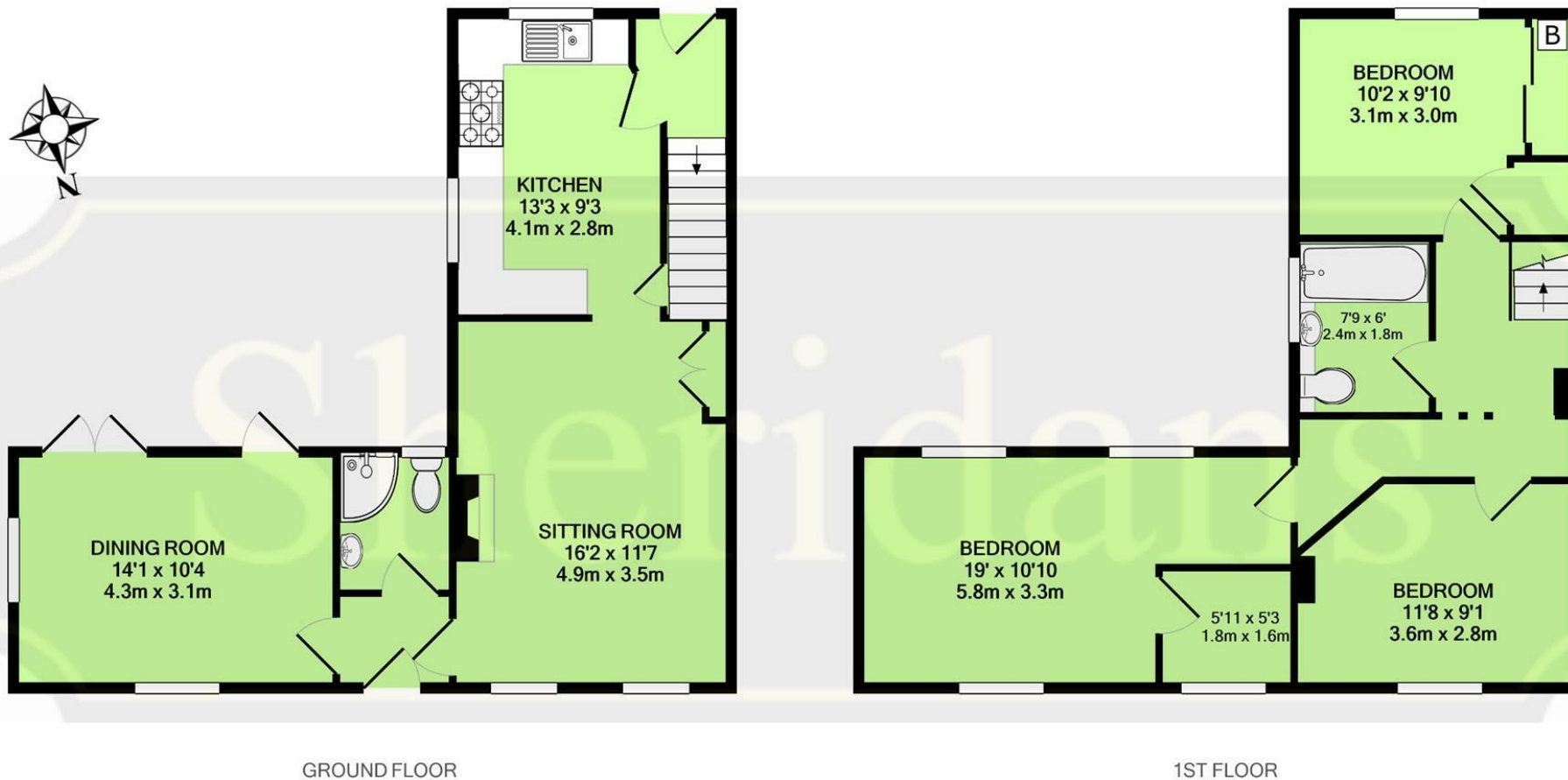
Directions

When entering Beyton from the direction of the A14 and Bury St Edmunds, proceed along the side of the village green. At the staggered cross roads, turn left towards Tostock, where the entrance to the cottage will be found further on the right hand side.

Services

All mains services are connected. Council tax band D. EPC Rating: D.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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