



**AN ATTRACTIVE MODERN HOUSE CLOSE TO A SMALL NATURE RESERVE AND GREEN WITHIN THIS WELL-REGARDED VILLAGE**

Reed House, Leys Road, Tostock, Bury St Edmunds, Suffolk IP30 9PN

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ESTABLISHED 1966

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**Reed House**  
**Leys Road**  
**Tostock**  
**Bury St Edmunds**  
**Suffolk IP30 9PN**

- *Bury St Edmunds 8 miles*
- *Stowmarket Mainline Station 9 miles*
- *Ipswich 22 miles*

RECEPTION HALL • CLOAKROOM • SITTING ROOM  
KITCHEN/BREAKFAST ROOM • UTILITY ROOM • 3 DOUBLE  
BEDROOMS • 3 BATHROOMS • GARAGE • LARGE  
LANDSCAPED GARDEN

Situated within this well-regarded and attractive Suffolk village, Reed House is located in a quiet village lane between the village green and a small local nature reserve. The property is just one of two houses that were built in 2020 by a local developer, known for building high-quality, individual homes in the region. The property is built of traditional construction with consideration towards efficiency of day-to-day running and maintenance-free living.

The heating system is powered by a Samsung air-source heat pump, with zoned underfloor heating throughout the ground floor and there are data points to all tv points for Smart TVs. The accommodation is arranged over two floors, extending to around 1,800ft<sup>2</sup> and offers well-designed living space with a high degree of natural light throughout, comprising a large reception hall with downstairs WC, a sitting room to the front with bay window.

The kitchen/breakfast room has been fitted with an extensive range of modern shaker-style base and eye level units with Neff double oven and induction hob, an integrated fridge/freezer, dishwasher and large matching island with breakfast bar and stainless-steel inset sink. There are bi-fold doors leading out to the garden, as well as a utility room with further storage space, worktop with inset sink and cupboard.

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**Guide: £549,950** (*Freehold*)



On the first floor is an oak staircase and large landing area with further storage, with 3 excellent double bedrooms, two of which with built-in wardrobes. Both bedroom 1 and bedroom 2 have fully tiled en suite shower rooms with bedroom 3 having use of the fully-tiled family bathrooms.

### Outside

The house has a shared entry onto its own gravelled driveway providing parking for 4 cars, with an integrated garage with electric sectional door. The garden enjoys an easterly orientation, which has been lovingly designed and landscaped, with large terrace, lawned gardens, well-stocked flowering beds and further pergola and terrace, all enclosed by close-panelled fencing. There is an electrically operated awning.

### Services

Mains water, drainage and electricity • Air-source heating • Council Tax Band 'D' • EPC 'B' Broadband: Ofcom suggest Superfast 80Mb Mobile: Ofcom suggest all provides likely.

### Location

The property is within walking distance to the village green and recently refurbished public house. The village of Tostock has frequently been voted Suffolk's Best-Kept Village and is situated approximately seven miles from the historic market town of Bury St Edmunds.

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge, Ipswich and Norwich.

**What3words: dozens.upper.paddock**





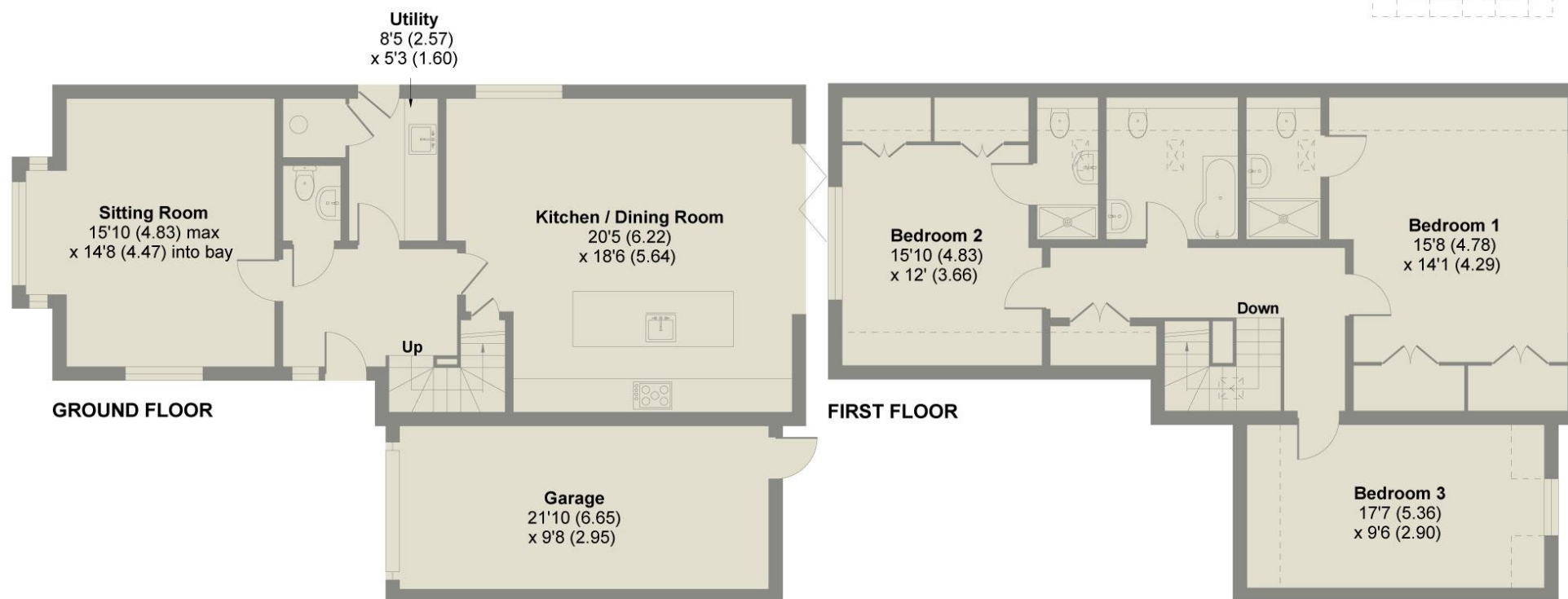
Approximate Area = 1746 sq ft / 162.2 sq m

Limited Use Area(s) = 153 sq ft / 14.2 sq m

Total = 1899 sq ft / 176.4 sq m

For identification only - Not to scale

Denotes restricted  
head height







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