



**A DETACHED BUNGALOW BETWEEN THE VILLAGE GREEN AND NATURE RESERVE IN ATTRACTIVE HALF-ACRE GARDENS**

Briarley, Leys Road, Tostock, Suffolk IP30 9PN

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ESTABLISHED 1966



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**Briarley  
Leys Road  
Tostock  
Suffolk IP30 9PN**

- *Bury St Edmunds 7 miles*
- *Stowmarket Mainline Station 9 miles*
- *Ipswich 20 miles*

ENTRANCE HALL • SITTING ROOM • FAMILY ROOM •  
KITCHEN/ BREAKFAST ROOM • REAR PORCH/UTILITY •  
3 BEDROOMS • 2 BATHROOMS • GARAGE • **ALL IN 0.46-ACRE**

Situated within this well-regarded village, Briarley's is a spacious and well-presented detached bungalow, built of traditional construction under a concrete tiled roofline. Likely to have been built in the 1960s, the property benefits from large windows in most rooms, providing a high degree of natural light.

The accommodation extends to around 1,400ft<sup>2</sup>, providing versatile living space comprising entrance hall, a sitting room with open fire with brick surround and display plinth, with doors leading into a large triple aspect reception room, with patio doors to the garden.

The kitchen is fitted with a modern shaker-style base and eye level units with integrated oven, electric hob and extractor, preparation worktop with inset sink and space for dish washer. There is access to the back of the house with a rear porch/utility housing the boiler and plumbing for washing machine.

There are three good-sized bedrooms, one of which has its own fully tiled en suite shower room, whilst the two other bedrooms are served by the family bathroom with panelled bath, separate shower cubicle and cloakroom.

**A DETACHED BUNGALOW LOCATED BETWEEN THE VILLAGE GREEN  
AND NATURE RESERVE IN ATTRACTIVE HALF-ACRE GARDENS**

**Guide: £565,000** (*Freehold*)





### Outside

Briarley has a lovely garden plot, that extends to 0.46-acre. The property is set back from the road behind post and rail fencing with large lawn interspersed with hedging and shrubs, with gravelled driveway leading to a single garage.

The rear garden is well-maintained and hosts many mature trees, hedging and flower beds. There is a terrace and purpose-built timber summerhouse/garden studio with power and light connected.

### Services

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

### Location

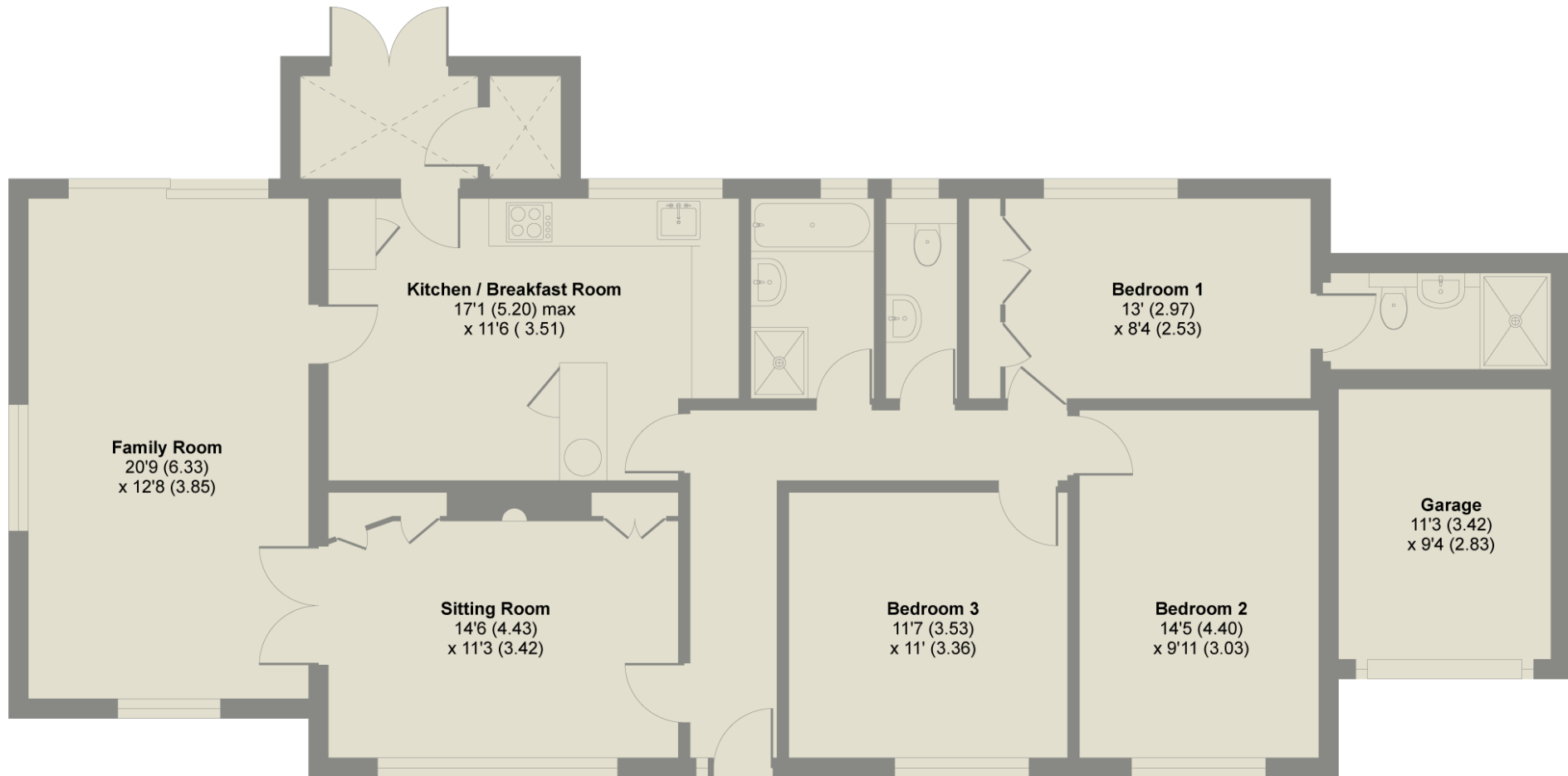
The property is within walking distance to the village green and local public house. The village of Tostock has frequently been voted Suffolk's Best-Kept Village and is situated approximately seven miles from the historic market town of Bury St Edmunds.

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: onion.afterglow.commuting**



Approximate Area = 1328 sq ft / 123.3 sq m  
Garage = 99 sq ft / 9.1 sq m  
Total = 1427 sq ft / 132.4 sq m  
For identification only - Not to scale



**GROUND FLOOR**











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