



Norton Road

Tostock

Guide Price £660,000

LACY SCOTT
& KNIGHT
est. 1869

Brookwood House

Norton Road | Tostock | Bury St. Edmunds | IP30 9PT

Bury St. Edmunds 9 miles, Stowmarket 9 miles, Ipswich 20 miles

A well-proportioned four double bedroomed detached house located in the popular village of Tostock benefitting from three reception rooms and two en-suites making this home ideal for entertaining or a growing family.

Hall | Sitting Room | Dining Room | Garden Room | Kitchen/Breakfast Room | Utility Room | WC | Office | 4 Bedrooms | 2 En-suite Shower Rooms | Family Bathroom | Double Garage | Ample Off-Road Parking | Mature Gardens

Brookwood House

Brookwood House is a detached property presenting brick and rendered elevations under a tiled roofline. The well-proportioned accommodation is arranged over two floors extending to approximately 2501 sq.ft. The welcoming entrance hall with understairs storage cupboard leads to the modern kitchen/breakfast room with a range of wall and base units and integrated appliances. Of particular note is the light and airy sitting room with an attractive red brick fireplace with multi fuel burner inserted on a tiled hearth. Also of note is the garden room with parquet flooring, extensive windows and double doors leading out to the rear garden. The ground floor accommodation also comprises dining room (currently used as a second sitting room), utility room, office and WC. From the hall the staircase leads to the first floor landing where access is provided to the four good sized bedrooms. Bedrooms one and two benefit from en-suite shower rooms whilst the third and fourth bedrooms benefit from built in wardrobes. An internal



viewing is highly recommended to appreciate the flexible accommodation on offer at Brookwood House.

Outside

The property is approached over a gravel driveway providing ample off-road parking and leading to a double garage with power and light connected and electric roller door. Pedestrian access to the rear of the property can be gained via gates at both sides of the property. The rear garden which offers a high degree of privacy is mainly laid to lawn with a mixture of mature shrubs. The garden also has a patio area ideal for outside entertaining and a decked area at the far end of the garden.

Location

Tostock is a sought-after village with a pretty village green in Suffolk and has a range of local amenities including a well-regarded village inn “The Gardeners Arms”, village hall with playing field and parish church. Bury St. Edmunds lies approximately 9 miles to the west of the village with its recreational and cultural amenities including the Cathedral and the Theatre Royal, along with extensive shopping and entertainment facilities including the Arc shopping centre. Stowmarket, 9 miles to the east, offers a regular rail service to London Liverpool Street Station. There is good access to the

A14 which offers links to Ipswich and the Heritage coast in the east and to Cambridge and beyond in the west.

Property Information

Services: Mains electricity, water and drainage. Oil fired central heating.

Local Authority: Mid Suffolk District Council. Council Tax Band G.

Broadband: Superfast predicted download speed 66 Mbps and predicted upload speed 16 Mbps. (Information taken from Ofcom website).

Mobile Coverage: Indoor – Limited/None and Outdoor – Likely. (Information taken from Ofcom website).

Agent's Note

We understand from the current owner that all windows were replaced approximately 2 years ago.

Directions

When entering Tostock from the direction of the A14 dual carriageway and Beyton, continue along here having The Green on your right-hand side where the entrance to Brookwood House will be found after a short distance on the left hand side denoted by a Lacy Scott & Knight 'For Sale' board.





Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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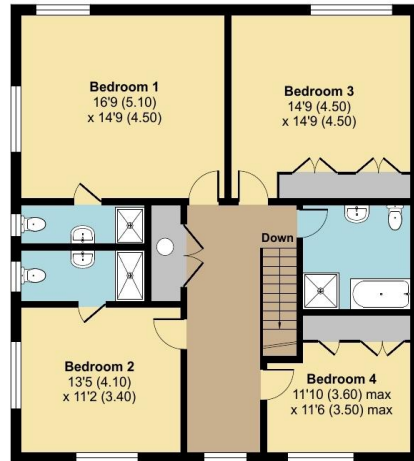
Norton Road, Bury St. Edmunds, IP30

Approximate Area = 2501 sq ft / 232.3 sq m

Garage = 285 sq ft / 26.4 sq m

Total = 2786 sq ft / 258.7 sq m

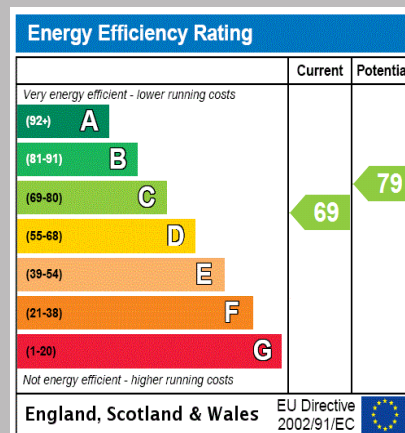
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Lacy Scott & Knight. REF: 1286326



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