



## GIDANMU NORTON ROAD

BURY ST. EDMUNDS, IP30 9PY

£500,000  
FREEHOLD

Situated in the charming and traditional Suffolk village of Tostock, this incredibly versatile home enjoys a stunning backdrop of open, unspoilt farmland, offering beautiful countryside views. Set on a generous plot of approximately 0.35 acres, the property provides excellent space both inside and out. The ground floor boasts a range of adaptable rooms, including a cosy sitting room with log burner, a separate dining room, a modern and spacious kitchen/breakfast room, a sleek contemporary shower room, and two additional rooms ideal as bedrooms or office space. Upstairs, there are two generous double bedrooms, with the master benefiting from a convenient ensuite. Both rooms enjoy far-reaching views across the open fields to the rear. Outside, the property offers ample parking and vehicular side access to the expansive rear garden, beautifully adorned with mature shrubs and trees, along with several useful workshops and storage sheds. This wonderful homes requires a viewing to fully appreciate what is on offer.

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# GIDANMU NORTON ROAD

- Chain Free! Detached 4 Bedroom Home
- Versatile Accommodation Over Two Floors
- Unspoilt Farmland Views
- Oil Fired Central Heating
- Vehicular Access To Side Of Property - Ample Parking
- Plot Extends To Approx. 0.35 Of An Acre
- Traditional Suffolk Village Location
- Large Workshop/Garage/Storage Shed
- Space To Expand - Subject To Relevant Planning
- Step Inside With The Virtual 3D Tour!



## Entrance Porch

## Hallway

Door leading into hallway from entrance porch. Radiator.

## Sitting Room

Bright room with dual aspect windows to front and side. Log burning stove and radiator.

## Dining Room

Lovely well proportioned room with window to front. Radiator.

## Kitchen/Dining Room

This beautifully proportioned kitchen breakfast room combines style and practicality, fitted with timeless shaker-style units offering ample storage and generous worktop space with an inset sink and drainer. There are integrated appliances including a dishwasher, built-in double oven, and inset hob with extractor above. There's space for a full-height fridge freezer, and the room opens seamlessly into the conservatory, creating a bright and sociable space.

## Conservatory

Large conservatory opening onto patio, perfect space for entertaining. (Subject to relevant planning potential to change to open plan sun room/family room)

## Rear Porch

Door opening into utility cupboard.

## Utility Cupboard

Plumbing for washing machine and space for tumble dryer.

## Bathroom

Modern suite comprising of sink and WC set in stylish vanity unit. Double shower cubicle. Window to rear. Heated towel rail.

## Bedroom 3

Window to front. Radiator.

## Bedroom 4/Study

Understair storage, window to side. Radiator

## First Floor

## Landing

Sky light, loft access and radiator.

## Bedroom 1

Good sized double bedroom with stunning views of the garden and open farmland to rear. Radiator.

## En-suite

Contemporary suite comprising of sink and WC set in vanity unit. Corner shower cubicle and feature wall radiator.

## Bedroom 2

Double bedroom with views out over the rear garden and fields beyond. Radiator.

## Outside

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### Front garden

This well-maintained front garden offers ample parking, with established shrubs and mature trees providing a sense of privacy. A secure gate allows vehicular access to the rear garden, where a workshop/garage can be found.

### Rear Garden

This expansive rear garden boasts a variety of established trees and shrubs, offering a lush, tranquil setting. Numerous useful outbuildings provide ample storage and workspace. A spacious patio is perfect for outdoor entertaining, while stunning field views at the rear enhance the garden's natural beauty. Total plot approx .35 acres.

### Garage

Large garage with access via drive way to side of property. Power and light.

### Workshop/outbuilding

Large purpose built workshop/outbuilding with power and light.

### Shed 1

Located to the rear of the garage, good sized shed with power and light.

### Shed 2

Large shed with power.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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