



Grier & Partners



ROSEVILLE, HONINGTON ROAD, TROSTON, BURY ST.
EDMUNDS, SUFFOLK, IP31 1EL
ASKING PRICE OF £335,000





INTRODUCTION

situated on a generous plot of just under a half of an acre, located just on the edge of the village with open views over farmland to the front side and rear. The bungalow itself has benefited from modernised heating and electrics and offers a buyer the opportunity to make the best of the stunning position and views. Available with no onward chain, please contact us to arrange an accompanied viewing.



DIRECTIONS

From the A143 heading north take a left turn onto Brand Road towards Great Livermere and then turn Right onto Livermere Road towards Troston, turn left onto The Street and then Right onto New Road. After a quarter of a mile the property can be found on the right hand side with ample parking.

INFORMATION

of brick and block construction under a tile roof with rendered elevations. Windows and doors are UPVC replacement units throughout, loft and cavity wall insulation are understood to be present. Heating is provided by an externally sited modern oil fired boiler to radiators throughout the property. Electric is via a modern RCD protected consumer unit. Drainage is via a private system.

TROSTON

the charming village is well located within 20 minute drive from Bury St Edmunds and Stowmarket. Thurston Railway station is just a 12 minute drive from the property and offers trains to Ipswich and Cambridge. The village is within catchment for Honington CEVCP School with secondary schooling available at Thurston Community College and Ixworth Free School. The village has a number of shops and facilities along with a couple of take away eateries. Visit <https://troston.onesuffolk.net/> for more village information.

SERVICES

mains water, electric, and broadband are available to the property.

Local St-Edmundsbury council contact – 01284 768233 - Council Tax Band - C - Energy Performance Rating - E -





ACCOMMODATION

over a single story

ENTRANCE

via secure UPVC door into the hallway with doors to ground floor rooms and loft access:

BEDROOM ONE

13'04 x 10'04 dual aspect windows to the front (West) and rear (East), a spacious principal bedroom.



BEDROOM TWO

10'00 x 9'11 window to the rear (East) overlooking the garden and farmland beyond.

FAMILY BATHROOM

6'01 x 6'00 opaque window to the rear, inset bath to the side with part tiled walls above, wash basin, extractor fan and W/C with high level cistern.

SITTING ROOM

13'02 x 11'11 dual aspect spacious sitting room with window to the side (South) and front, covered chimney breast.



KITCHEN

11'01 x 10'00 window to the side (North), tiled floor, storage cupboards to the side and larder cupboard with window to the rear. Base and wall units to two sides, wood effect worktop with inset sink and drainer under tiled upstand.

UTILITY CUPBOARD

from the rear hall with power available along with drainage and a cold water supply, RCD consumer unit.

CONSERVATORY

12'06 x 11'08 modern conservatory with glazing over a low plinth to three sides and opaque roof with opening roof light, power points and radiator. Glazed side door into the:





REAR GARDEN

the rear garden is a particular highlight of this charming property, principal laid to lawn with mature well maintained hedge and fence boundaries to three sides offering views over farmland to the South and East. The garden is interspersed with mature apple trees, two sheds over hardcore bases and a greenhouse within a sheltered position on the Northern Boundary.



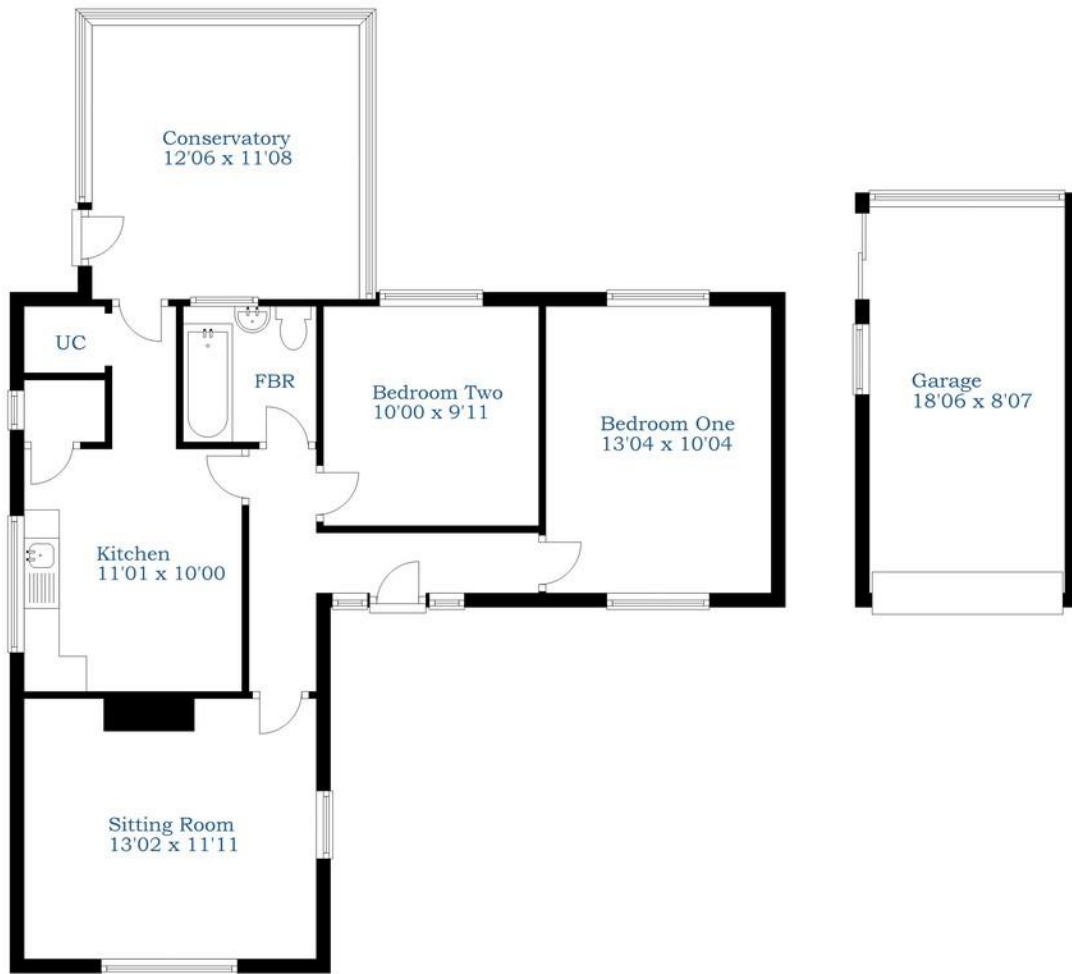
FRONT GARDEN

the front garden is spacious with very well trimmed hedge providing privacy to the front, gated entrance to the driveway which leads to the parking area and garage. Area of lawn with well stocked flower borders themselves interspersed with mature shrubs.

GARAGE

18'06 x 8'07 up and over door to the front, window to the side and windows to the rear. This highly useful space offers power and light and the scope to enhance the building to a buyers requirements.





Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		