



The Green, Beyton

Sheridans



The Green, Beyton IP30 9AD

Guide Price £595,000

A tucked away detached family home providing beautifully arranged accommodation complemented by south facing gardens and a sought after village location.

Built by well regarded local builders "Hartog Hutton", this superb detached family home provides a substantial level of immaculately presented accommodation, complemented by delightful south facing gardens whilst enjoying a tucked away setting within a highly regarded village location. Built approximately 10 years ago to a particularly high standard and benefiting from zoned under floor heating on the ground floor and double glazing, the accommodation currently in brief comprises; Entrance door opening to Entrance Hall; with stairs off to first floor and door to a ground floor Cloakroom. Sitting Room; a spacious reception room with windows to front, side and french doors to rear gardens. Traditional style brick fireplace with wood burning stove. Study/Family Room; a versatile reception room with window to front aspect. Kitchen Dining Room; a wonderful space fitted with an extensive range of quality units enhanced by wooden preparation surfaces, integrated appliances and preparation island. Double doors opening to Garden Room; a charming room with tiled flooring, door to entrance hall and french doors to terrace and gardens. Utility room, with fitted units, sink, gas fired boiler and door to garden. On the first floor, stairs from entrance hall leading to Landing; with airing cupboard and skylight. There are four generous bedrooms (two with en-suite bathroom or shower room) and a family bathroom completes the accommodation.

Outside

The house is approached from the Green along a shared driveway leading to an area of driveway providing vehicle parking and access to a detached double garage. Side access leads to the rear gardens which are a particular feature being mostly laid to lawn whilst stocked with an abundance of flowering plants, shrubs and mature trees providing a good degree of privacy. A large stone terrace with an established grape vine above, provides a fabulous area for private entertaining enjoying the southerly aspect.

Location

The property enjoys a tucked away setting opposite a picturesque village green in the heart of the village. Beyton is a very desirable village location, situated only approximately five miles to the east of Bury St Edmunds and the excellent range of everyday facilities this historic market town has to offer. The village provides a good range of local facilities including; a well regarded secondary school, church and two public houses. The village is situated approximately five miles to the east of Bury St Edmunds and provides excellent access to the A14 dual carriageway, linking the east coast, Cambridge and London via the M11 motorway.

Services

All mains services are connected. Council Tax Band F. No onward chain.

- Entrance hall, cloakroom
- Sitting room
- Study/family room
- Kitchen/dining room
- Garden room
- Utility
- Four generous bedrooms (two en-suite)
- Family bathroom
- Driveway and double garaging
- Delightful south facing gardens

Directions

From Bury St Edmunds proceed east on the A14 towards Stowmarket and turning off signposted Tostock, Beyton, Thurston. Proceed into Beyton turning right at the T junction. Follow the road alongside the green and take the next right opposite Church Road. Proceed along the side of The Green where the entrance to Copperfields, will be found further on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk Email: info@sheridans.ltd.uk

Bury St. Edmunds Office

89 Whiting Street, Bury St. Edmunds
Suffolk, IP33 1NX
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Long Melford Office

The Stables, Hall Street, Long Melford,
Suffolk, CO10 9JT
Tel: 01787 466 566

Registered in England No. 04461290

VAT Number: 794 915 378

Registered office: Sheridans Limited, 88-89 Whiting Street, Bury St. Edmunds, Suffolk, IP33 1NX



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