THE
Mortimer
& Gausden
PARTNERSHIP

Hedgerows Church Road, Beyton,
Bury St. Edmunds, IP30 9AA

Guide Price
£425,000

A Spacious Individual Bungalow, Enjoying A Superb Village Setting

A thoughtgully designed, modern detached bungalow in a pleasant non-estate village setting close to the centre of Beyton, offering a rare opportunity to enjoy both privacy and convenience.

The property provides well-proportioned accommodation and is somewhat larger than the front elevation might suggest, making an internal viewing highly recommended. Furthermore, the seperation between reception and bedroom space creates an attractive layout.

The bungalow benefits from gas-fired central heating and UPVC sealed unit glazing, ensuring comfort and efficiency throughout the year.

Set in good-sized private gardens, with rear and side gardens, the bungalow includes a detached garage with power and ample parking.

Ideal for those seeking single-storey living in a peaceful village environment, this CHAIN-FREE home is bound to have wide appeal.

- Individually designed detached bungalow
- Occupying a popular village setting
- Hall, cloakroom, kitchen/breakfast room, utility
- Dual aspect sitting room, dining room
- 4 Good sized bedrooms, bathroom & en suite
- Gas central heating, sealed unit glazing
- Garage, extensive parking, generous gardens
- NO ONWARD CHAIN, Early viewing advised

This impressive and generously proportioned home benefits from gas-fired central heating and sealed unit glazing. In more detail, the accommodation includes:

A spacious and welcoming entrance hall provides access to the principal rooms, including the sitting room, kitchen, and all four bedrooms.

The bedrooms are thoughtfully arranged in a separate wing, creating a sense of privacy. The principal bedroom benefits from an en-suite shower room, while bedroom two features fitted wardrobes. Bedroom three is another good-sized room, with bedroom four being a single room or ideal home office, whilst still supporting fitted storage.

The property also includes a large family bathroom, complete with wc, basin and bath, alongside an additional cloakroom complete with wc and basin. The kitchen overlooks the rear garden, with access into the utility room complete with additional storage, plumbing facilties and boiler.

The sitting room enjoys a dual aspect, allowing for plenty of natural light, and features an attractive fireplace. This space flows seamlessly into the dining room, which can either be accessed independently or opened up to create a large, versatile entertaining area - perfect for both everyday living and hosting guests.

Outside
The bungalow is set back well from the road with a lawned front garden and a driveway providing extensive parking and access to the detached single garage. The front gardens also enjoy views across open countryside.

To the side of the house is another area of lawned garden, this time bordered by mature hedgerow (hence the name!) and fruit trees. The rear garden offers gated access to the front of the property, as well as access to the summer house and single garage with power.

COUNCIL TAX - BAND D
COUNCIL - Mid Suffolk
EPC - TBC
SERVICES - Mains water, electric, and drainage, gas heating
BROADBAND - Ofcom states Superfast broadband is available
MOBILE - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///prices.interlude.them

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mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526