



**Bury Road, Beyton, Bury St. Edmunds**

**Sheridans**



# Bury Road, Beyton, Bury St. Edmunds IP30 9AB

Offers In Excess Of £550,000

Spacious 4 bedroom detached house with double garage, conservatory and offered CHAIN FREE

Built in the mid-1980s of traditional brick construction beneath a tiled roof, this substantial detached family home offers generous and well-balanced accommodation, complemented by private rear gardens. Ideally positioned just a stone's throw from the picturesque village green, it enjoys an enviable setting in the heart of this well-regarded village.

The property has been well maintained over the years and offers bright, versatile living space arranged over two floors with UPVC double glazing and oil fired central heating. A welcoming entrance hall with attractive parquet flooring and staircase to the first floor gives access to a good-sized study and a modern cloakroom. The spacious sitting room features a bay window to the front, with feature fireplace and French doors opening to a stunning conservatory - a wonderful space for year-round use with further French doors leading out to the patio and garden.

The separate dining room links both to the conservatory and sitting room, providing an ideal flow for entertaining. The kitchen/breakfast room is fitted with a comprehensive range of wall and base units offering ample storage complemented by preparation surfaces and integrated appliances including a double oven, electric hob, fridge and dishwasher. A glazed door leads to the utility room fitted with additional storage cupboards, sink and space for further appliances, with a door opening directly to the garden completing the ground floor accommodation.

The first floor landing area with airing cupboard leads to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. The family bathroom is fitted with a white suite including bath with shower over, low-level WC, and vanity unit with storage cupboard beneath.

## Outside

This property boasts a spacious double garage and driveway, offering generous off-road parking with a lawned area and hedging to front and side. To the rear, enjoy a secluded garden mainly laid to lawn, complemented by a charming patio area perfect for alfresco dining and relaxation. A good-sized shed and greenhouse provide excellent storage and gardening opportunities with a discreetly positioned oil tank.

## Location

The picturesque and highly regarded village of Beyton is centered around a large village green and lies about 5 miles from Bury St Edmunds and some 10 miles to the west of Stowmarket. 35 minutes from Cambridge and 45 minutes to London Stansted Airport. Local amenities include Sixth Form College, free bus travel to Thurston Community College (upper school), public houses and regular bus services. There is ready access to the A14 Ipswich to Cambridge dual carriageway with M11 link to London and Intercity rail service from Stowmarket to London's Liverpool Street.

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area.

## Directions

When entering Beyton from the direction of Bury St Edmunds and the A14. Proceed next to the village green and turn right onto Bury Road, continue past the White Horse public house where the property will be found further up on the right-hand side.

- Detached four bedroomed house in desirable village location
- 2 reception rooms and study
- Conservatory
- Principle bedroom with ensuite
- CHAIN FREE
- Kitchen/breakfast room
- Utility room
- Double garage and ample parking
- Good sized garden

## Services

Mains electricity, drainage and water.

Heating - Oil fired radiator central heating

Council Tax: Mid Suffolk Band: E

EPC Rating: E

Broadband speed: Up to 80 mbps available (Source Ofcom)

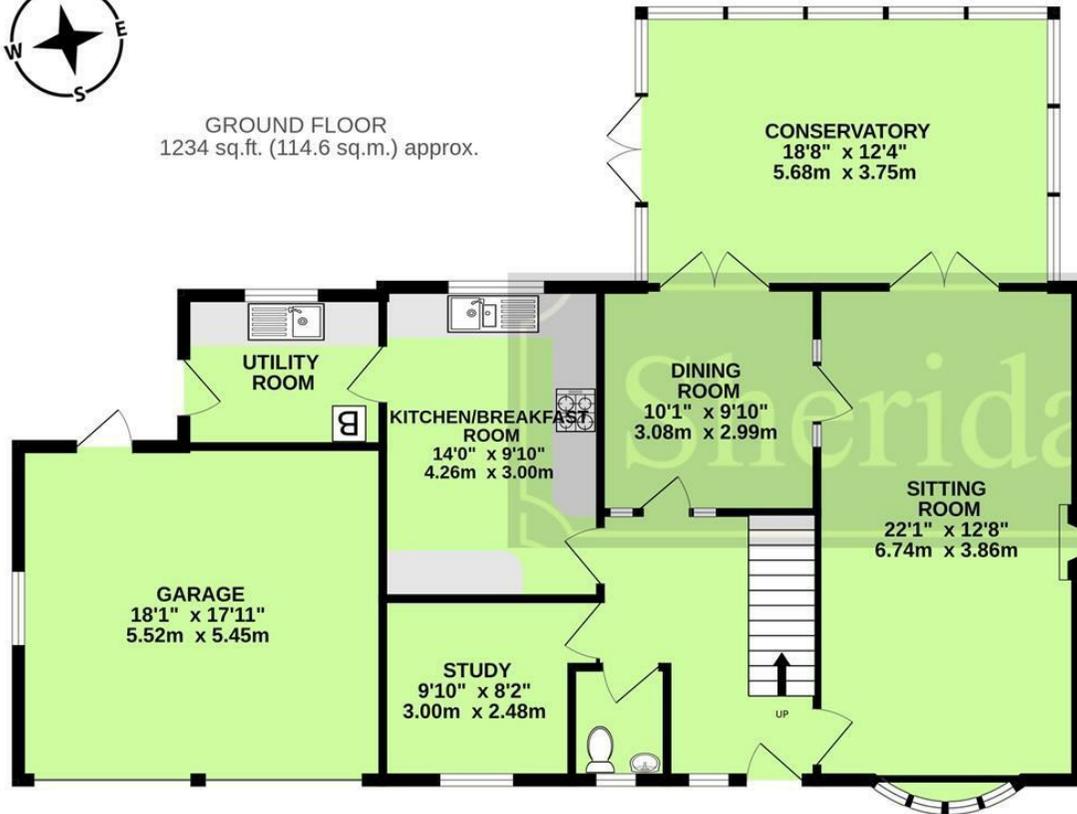
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk (Source Gov.uk)



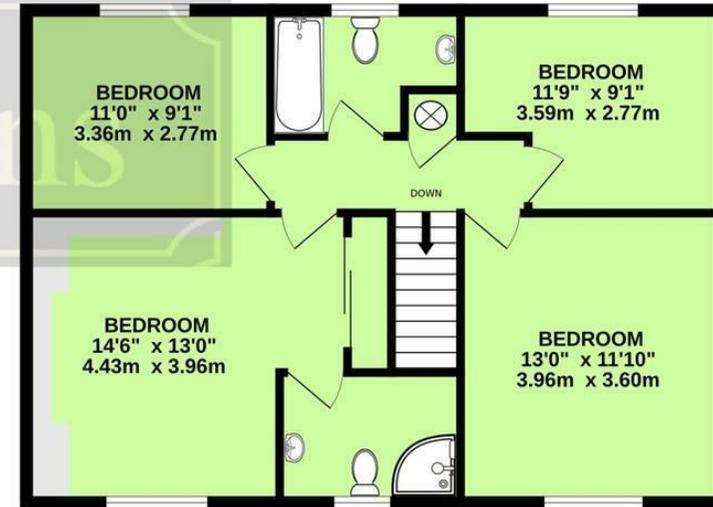


GROUND FLOOR  
1234 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA : 1928 sq.ft. (179.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



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](http://www.sheridans.ltd.uk) **Email:** [info@sheridans.ltd.uk](mailto:info@sheridans.ltd.uk)

**Bury St. Edmunds Office**  
19 Langton Place,  
Bury St Edmunds, IP33 1NE  
Tel: 01284 700 018

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

Registered in England No. 04461290  
VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE



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