



**Field Close, Beyton, Bury St. Edmunds**

**Sheridans**



# Field Close, Beyton, Bury St. Edmunds IP30 9AW

Guide Price £325,000

Extended two-bedroom detached bungalow, in the popular village location, with off-road parking and garage. Occupying a generous corner plot with gardens extending to the rear and side being thoughtfully designed for low-maintenance living. The property is immaculately presented throughout and benefits from UPVC double glazing and gas-fired central heating served by a recently installed boiler.

The accommodation begins with a welcoming entrance hall with integral storage cupboard. The kitchen is thoughtfully designed with a range of wall and base cupboards and generous preparation surfaces. It features a stainless steel 1.5 bowl sink with drainer, eye-level double oven, ceramic hob with extractor over and space for under-counter appliances, whilst a front-facing window floods the room with natural light.

From the hallway, a door opens to a dining/reception room which flows through to a bright and airy sitting room. This attractive living area enjoys a dual aspect and features sliding patio doors opening onto a large patio. A delightful UPVC double glazed conservatory, with French doors opening onto a further private patio, provides additional all year round living space and a pleasant outlook over the garden.

The two bedrooms are served by a bathroom fitted with a walk-in deep soak sit bath, low-level WC and wash hand basin.

## Outside

The front of the property is predominantly block paved, providing space for pots and includes a driveway leading to the garage. The garage is fitted with an up-and-over door, power and light along with a courtesy door providing direct access to the garden.

To the rear, a private patio adjacent to the conservatory creates a delightful spot for al fresco dining and relaxation. The garden is mainly laid to lawn with gravel insets and planted borders that add colour and seasonal interest. A larger patio area, accessible via a gate from the garden or directly from the sitting room, offers further outdoor space being perfect for entertaining or enjoying the warmer weather.

## Location

The picturesque and highly regarded village of Beyton is centred around a charming village green and lies approximately five miles from Bury St Edmunds and around ten miles west of Stowmarket. Its peaceful, welcoming atmosphere makes it ideal for a variety of lifestyles, whether you are a retiree seeking tranquillity, a downsizer looking for a manageable home, or a young professional wanting easy access to work and leisure. The village offers local amenities including public houses, community facilities and regular bus services, while the nearby A14 dual carriageway and M11 provide excellent links to Cambridge, London and surrounding towns. Stowmarket also offers an Intercity rail service.

Bury St Edmunds, just a short drive away, is a vibrant market town combining historic charm with modern convenience. With an array of cafés, restaurants, shops and cultural venues, the town caters to all ages and lifestyles. Highlights include the Abbey Gardens and the lively market held twice a week. Its mix of heritage, amenities and accessibility makes Bury St Edmunds and the surrounding area a highly attractive choice.

## 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 and continue then turn right onto Field Close where the property can be found on the right.

- Detached bungalow
- Good sized accommodation
- Conservatory
- Gas fired central heating
- Low maintenance gardens
- Driveway & Garage
- Popular village location
- Easy access to A14 and amenities

## Services

Mains electricity, gas, drainage and water.

Heating - Gas fired radiator central heating

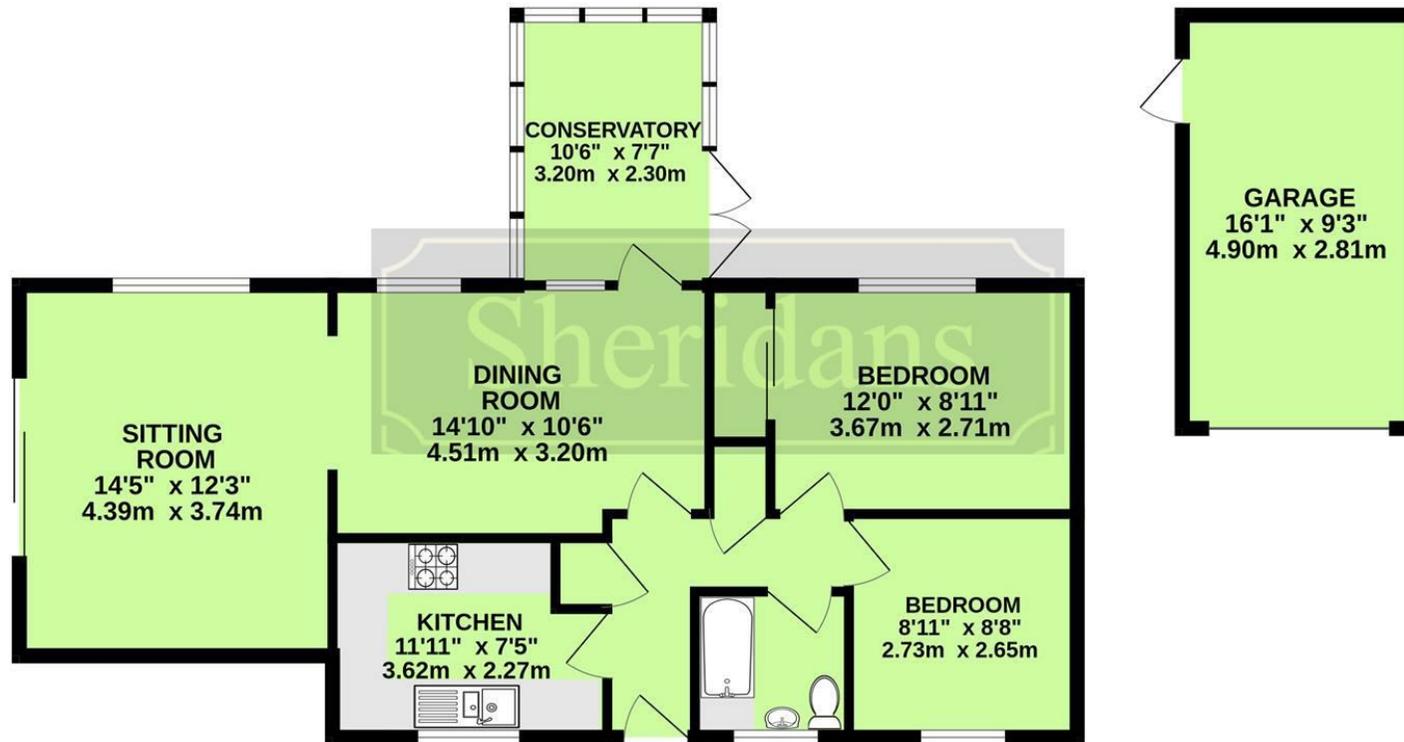
Council Tax: Mid Suffolk Band:

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

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

Flood Risk:





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.

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