



Beauford Road, Ingham, Bury St. Edmunds, Suffolk, IP31 1NW

**MARK · EWIN**  
BURY ST EDMUNDS

A five-bedroom, detached family home located in the village of Ingham and only 3.9 miles from Bury St Edmunds and being sold with NO ONWARD CHAIN. The property offers spacious, well-presented accommodation, delightful gardens, driveway, and an integral garage.

The property offers a spacious entrance hall which in turn leads into the large sitting room and kitchen/breakfast room. The kitchen offers a breakfast bar and a range of modern base and wall units providing plenty of cupboard space. This then opens into the dining room which benefits from bifold doors opening up into the rear garden. From the kitchen there is access to the utility room, the utility room offering a further range of units and an access door to the rear.

From the hallway, stairs lead to the first floor which offers an impressive principal bedroom complete with a dressing area. There are a further four bedrooms, the second benefits from built-in wardrobes. From the landing, there is a shower room and spacious family bathroom complete with a free-standing bath and separate shower.

Outside, the property is approached via a driveway offering off-road parking leading to the integral garage which benefits from power and light. The remainder of the front garden is laid with shingle with various planted shrubs. The rear garden is mainly laid to lawn with a large patio area stretching the width of the property and provides ample space for seating and entertaining. There is a variety of mature shrubs and trees with a further seating area at the end of the garden overlooking the fields.

The property further benefits from an air source heat pump, solar panels which generate FIT payments and a hard-wired alarm system.

#### Additional Information:

Tenure: Freehold

EPC Rating: B

Council Tax Band: E

Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom)

Mobile Coverage: EE, Three, O2 & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via an Air Source Heat Pump.

(Please note that none of these services have been tested by the selling agent.)



#### Directions

Travelling north along the A134 into the village of Ingham, turn left on to Culford Road and left again into Beauford Road, the property will be located on the right-hand side.

#### Location

The popular village of Ingham offers a church, playground public house The Cadogan Arms. Thetford Forest lies a few miles to the north east. The village is situated approximately 6 miles from the historic market town of Bury St Edmunds which provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stanstead Airport via the A11/M11.

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**Accommodation:**

Entrance 11' 2" x 7' 6" (3.41m x 2.28m)

Hallway 6' 0" x 10' 9" (1.82m x 3.28m)

Sitting Room 15' 7" x 20' 6" (4.76m x 6.26m)

Dining Room 13' 6" x 10' 3" (4.11m x 3.12m)

Kitchen/Breakfast Room 15' 3" x 10' 3" (4.64m x 3.12m)

Utility Room 6' 8" x 7' 3" (2.03m x 2.22m)

Cloakroom 4' 11" x 3' 11" (1.51m x 1.19m)

Landing 17' 7" x 9' 7" (5.37m x 2.91m)

Bedroom 8' 11" x 11' 10" (2.71m x 3.61m)

Dressing Area 8' 11" x 7' 4" (2.73m x 2.23m)

Bedroom 12' 3" x 10' 6" (3.73m x 3.19m)

Bedroom 12' 9" x 9' 10" (3.89m x 3.00m)

Bedroom 11' 2" x 9' 6" (3.40m x 2.90m)

Bedroom 7' 0" x 10' 5" (2.13m x 3.18m)

Shower Room 7' 1" x 5' 7" (2.17m x 1.70m)

Bathroom 14' 9" x 10' 5" (4.49m x 3.17m)

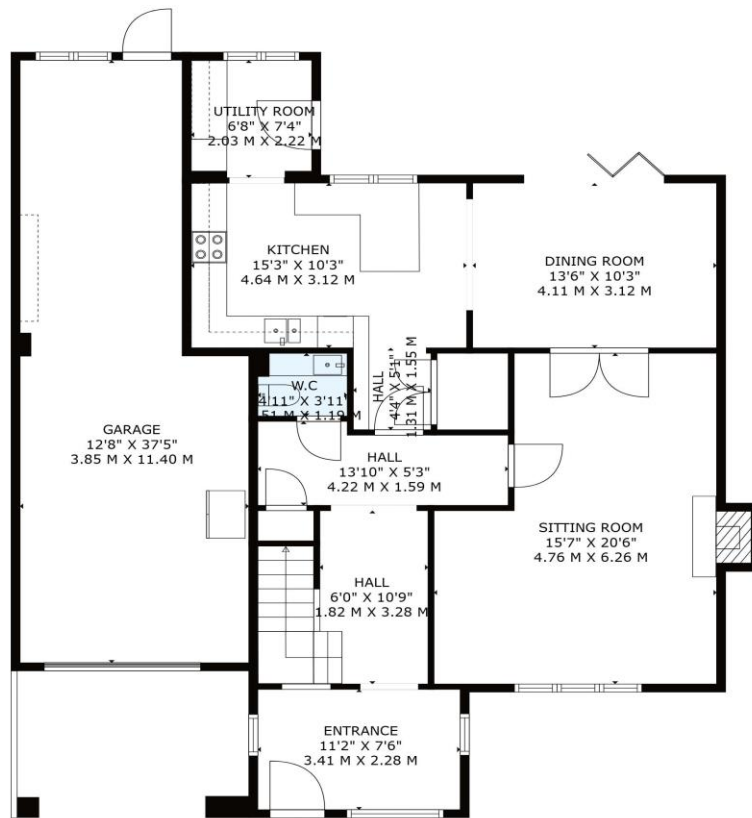
Front & Rear Gardens

Driveway

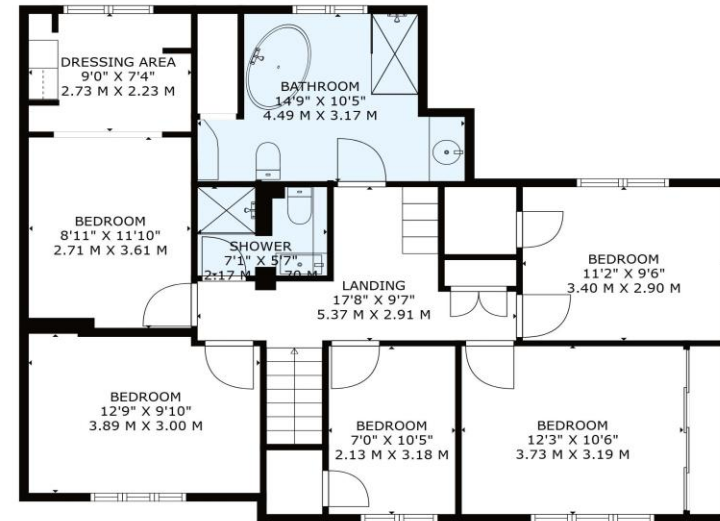
Garage 37' 5" x 12' 8" (11.40m x 3.85m)



Guide Price £490,000  
Freehold



FLOOR 1



FLOOR 2

**TOTAL: 2093 sq. ft, 195 m2**  
 FLOOR 1: 1084 sq. ft, 101 m2, FLOOR 2: 1009 sq. ft, 94 m2  
 EXCLUDED AREAS: GARAGE: 405 sq. ft, 38 m2, FIREPLACE: 8 sq. ft, 1 m2  
 All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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