



Bethesda

Beyton | Bury St Edmunds | Suffolk

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An opportunity has arisen to acquire a four bedroom detached family house that occupies an enviable position. This property offers versatile accommodation across two floors with off-road parking to the front driveway and attractive rear garden extending to approximately 0.36 acres. Beyton is a popular village, lying about 4 miles east of Bury St Edmunds. It has two Public Houses, and a Sixth Form College, which is connected with Thurston Community College about a mile away. The large attractive village green features a play area, duck pond and the famous Beyton Geese. Beyton has a thriving community and there are regular events held in the village. The village of Thurston has a wide range of local amenities and is approximately 1 mile away. Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.





Step Inside

A part glazed entrance door opens to a large welcoming area with fitted barrier coconut matting and wooden flooring. A bespoke oak and glass staircase leads to the first floor. A door leads to the substantial sitting room, benefiting from a double aspect and French doors opening to the rear patio. Adjacent to this is the family room which offers versatile accommodation for a multitude of uses, again benefiting from a double aspect. The expansive kitchen/dining room is fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a sink unit with 1 ½ bowl, single drainer and mixer tap with extractable hose. Further integrated appliances include eye level steam oven. Rangemaster cooker range with extractor hood above. Matching central preparation island having worktops with base units that incorporate a sink unit with mixer tap and designated breakfast bar area. Space for American style fridge freezer. Tiled flooring leads through to the garden room with triple aspect and French doors opening to the side portion of the garden. The utility room allows access to the rear garden, with a door and window to rear aspect. Fitted with matching wall and base units under work preparation surfaces that incorporate sink with single drainer. Spaces for washing machine, tumble dryer and under counter fridge. Tiled flooring. A door opens to the cloakroom, fitted with W.C. and corner wash hand basin. Tiled flooring and part tiled walls. The first floor has four bedrooms, a family bathroom, and airing cupboard. The principal bedroom is generous in size with a double aspect. A door leads to the dressing room and en-suite which is fitted with a large walk-in shower cubicle with part tiled surround, wash hand basin with mixer tap and W.C., tiled flooring and heated towel rail. The second bedroom includes fitted wardrobes, with a door leading to the en-suite with a large walk-in shower cubicle with part tiled walls, wash hand basin with mixer tap and W.C., heated towel rail, tiled flooring. There are a further two bedrooms, one of which includes a cupboard over the staircase. The family bathroom comprises of a corner shower cubicle with part tiled surround, panelled bath with central mixer tap, W.C. wash hand basin with mixer tap, heated towel rail, tiled floor.





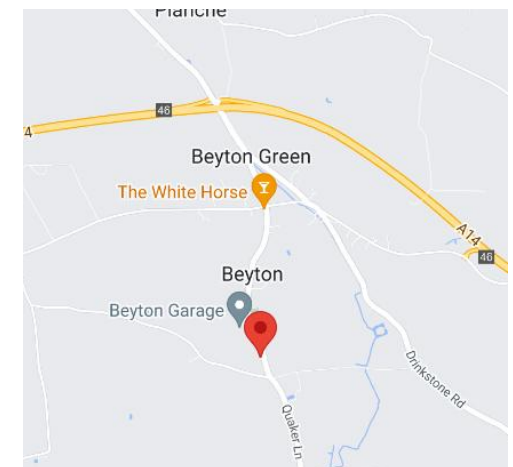
Step Outside

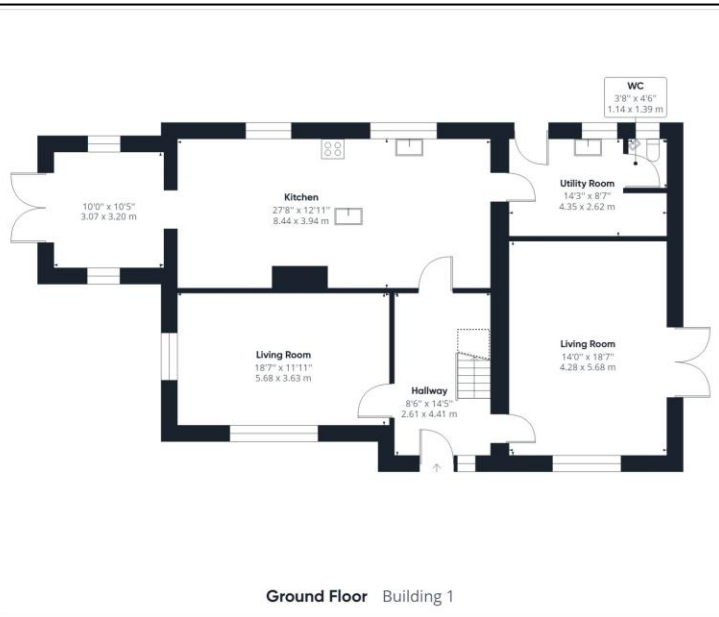
The property is approached via a large brick paved driveway which in turn leads to the property and the double garage with two separate up and over doors, power and light connected and personnel rear door. There is a gate to the other side of the drive which allows access to the rear grounds. The gardens wrap around the property, largely lawned with a variety of mature plants and shrubs. A large patio area presents itself as an ideal spot for al-fresco dining. The garden further extends to the rear with a former paddock area, bordered by fencing. All in total the plot expands to approximately 0.36 acres (STS).



Location

Two miles away from a railway station and with the A14 a minute or two away, this is ideally positioned. The village of Beyton is eight miles away from Bury St Edmunds and eight miles northwest of Stowmarket. Stowmarket Railway Station has a direct train service to London Liverpool Street. The closest amenities are at Thurston. Bury St Edmunds has two market days per week on a Wednesday and a Saturday.





Bethesda Church Road Beyton BURY ST. EDMUNDS IP30 9AL		Energy rating C
Valid until 18 August 2030	Certificate number 9978-1063-6248-4030-0250	
<p>Approximate total area⁽¹⁾</p> <p>2535.43 ft² 235.55 m²</p> <p>Reduced headroom</p> <p>16.79 ft² 1.56 m²</p>		
(1) Excluding balconies and terraces		
Reduced headroom (below 1.5m/4.92ft)		
<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In ternal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE.



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