



23 Beauford Road  
Bury St. Edmunds, IP31 1NW  
Guide Price £550,000

**shires**  
residential

A beautifully presented five bedroom detached family home set in a cul de sac location with far reaching views across open countryside to the rear. The property has been modernised and updated with contemporary Kitchen, Cloakroom, Bathroom and Shower Rooms and also has the benefit of driveway parking, Large Garage and good size gardens. The property, which has hard flooring throughout the ground floor, is an energy efficient home and has an air source heat pump and solar panels. There is also a hard wired alarm system.

The well proportioned accommodation offers Entrance Porch, Entrance Hall, Cloakroom, Sitting Room, Dining Area, Kitchen/Breakfast Room, Utility Room. The first floor comprises Four Double Bedrooms and One Single Bedroom, Large Bathroom with Separate Shower and Shower Room. Viewing is highly recommended to fully appreciate the location and the accommodation on offer.

**Entrance Door to Large Porch with door to**

**Entrance Hall**

with contemporary glazed banister to staircase with understair storage

**Cloakroom**

refitted modern suite

**Sitting Room**

20'4" x 15'5" max overall narrowing to 11'1"

with modern multifuel boiler and large glazed oak doors to:

**Dining Area**

10'0" x 13'0"

with bi fold doors to large rear terrace and wonderful views over countryside, opening to:

**Modern Refitted Kitchen**

14'10" x 9'11"

refitted to an extremely high standard with a large range of wall and floor mounted units, large breakfast bar area, space for Range Cooker, integral Dishwasher, Integral Washing Machine, Bin Store, double cupboard to a large Pantry, opening to:

**Utility Room**

with cupboards, built in large fridge, built in freezer, door to rear garden

**Landing**

with loft access & built in double cupboard

**Bedroom One**

10'6" x 12'5"

built in wardrobes with sliding doors running the length of one wall

**Bedroom Two**

19'3" x 9'0"

with far reaching views over open countryside

**Bedroom Three**

11'4" x 9'3"

with built in double cupboard and far reaching views over countryside

**Bedroom Four**

12'8" x 10'1"





#### **Bedroom Five**

10'5" x 7'2"  
with built in cupboard

#### **Bathroom**

10'0" x 14'9" max  
completely refitted contemporary suite with walk in double shower, freestanding bath, wc and vanity unit with storage

#### **Shower Room**

with a double mains shower cubicle, low level wc, floating contemporary wash hand basin

#### **Garage**

36'0" x 12'10" (9'2" min)  
A large Garage ( with electric roller door, power & light and systems for solar panels and air source heat pump, door to rear garden

#### **Outside**

To the front of the property is a good size driveway with off road parking leading to the Garage. There is a good size rear garden which has a large patio area adjacent to the house leading to lawns and mature shrubberies and trees. The garden backs onto open farmland with wonderful views.

#### **Ingham**

Ingham is located 4 miles to the north of Bury St Edmunds. The village has the benefit of a well regarded Pub/Restaurant, an active Church and a recently installed play area. The area is surrounded by open countryside. The village has good access to Bury St Edmunds with it's good range of shops and amenities and access to the A14 and train station.

#### **Local Authority & Council Tax Band:**

West Suffolk District Council. Council Tax Band E

#### **Services:**

Mains services are connected including water, electricity and drainage. Air Source Heat Pump. Solar Panels

#### **Tenure:**

For sale FREEHOLD with vacant possession upon completion.

#### **Anti-Money Laundering Regulations**

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>83</b>               | <b>85</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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