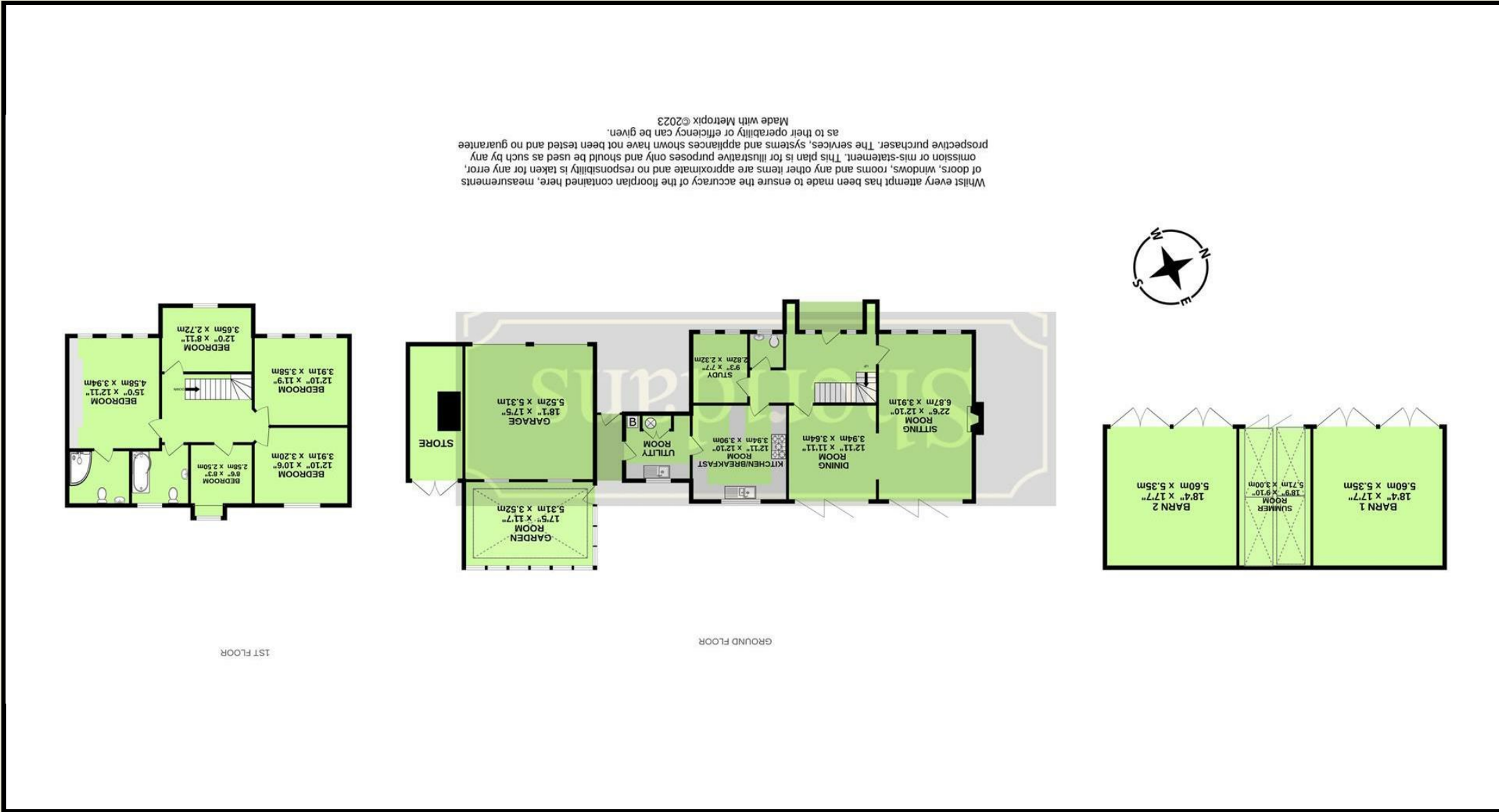


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.



**SOLD
STC**





Orchard Close, Beyton IP30 9AR

Guide Price £785,000

A substantial and well-maintained family home with fabulous gardens enjoying a delightful setting in the sought after village of Beyton. All in excess of half an acre.

Situated within this well-regarded village, close to the church and within walking distance to the village centre and green, this stylish family house, provides beautifully presented accommodation benefitting from a large amount of natural light throughout, with clever use of space and design and of particular note, are the beautiful gardens providing an excellent degree of privacy and countryside views further enhanced by two smart new modern style barns and summer room.

In brief, the accommodation currently comprises of a spacious reception hall with stairs off to first floor and door to an upgraded cloakroom. A study enjoys views to the front and the hall leads through to the dining room with stylish Bi-fold doors to rear gardens. A large dual aspect sitting room with a feature stone fireplace is a splendid reception room again with Bi-fold doors opening to the rear gardens. The kitchen breakfast room is of particular note being well equipped with an excellent range of units providing plenty of drawer and cupboard space complemented by breakfast bar and built in appliances with space for range oven and leading to a utility room giving access to a side passage and garaging/garden room.

On the first floor is a large landing leading to five bedrooms (principal bedroom with en-suite) and a family bathroom completes the accommodation.

Outside

The house is approached down a shared sweeping driveway leading to the front of the property providing plenty of vehicle parking, turning

space and access to double garaging with adjoining store and large garden/play room. The gardens are an amazing feature of the house and a real credit to the owners with meticulously maintained lawns, beautifully stocked flower beds, vegetable gardens and a variety of specimen trees, an abundance of shrubs and mature trees. There are stunning countryside views and a large stone terrace creates an ideal area for outdoor entertaining and al-fresco dining, and the two recently built timber frame barns, with four sets of barn style doors and integral summer room providing an excellent place to relax or work. All in just over half an acre.

Location

The house enjoys a delightful setting standing within large gardens affording far reaching countryside views. 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.

- Beautifully presented family house
- Dual aspect sitting room with stone fireplace and Bi-fold doors
- Dining room, kitchen breakfast room
- Reception hall, cloakroom, utility, study
- Principal bedroom with en-suite
- Four bedrooms, family bathroom
- Chain free
- Stunning views and gardens
- Modern timber framed barns, summer room
- Desirable location within pretty village

Directions

From the village centre and green, proceed up Church Road, where the entrance to Orchard Close will be found on the left hand side.

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council tax band F. EPC Rating: E.

Chain free.

