



**Quaker Lane, Beyton**

**Sheridans**



# Quaker Lane, Beyton IP30 9AN

Guide Price £500,000

Never judge a book by its cover!.....This substantial 4 bedroom village house provides a surprising level of stylishly presented accommodation complemented by generous gardens backing onto countryside with large home office/studio.

Understood to have been built about 70 years ago of traditional brick construction beneath a tiled roof and comprehensively remodelled and extended in recent years, this impressive family home, provides spacious accommodation possessing a light and airy atmosphere finished to a particularly high standard including well proportioned rooms and lavish kitchen and bathrooms. The agents would unreservedly recommend an internal inspection to appreciate both the quality and scale of accommodation on offer.

With no onward chain, the accommodation currently in brief comprises of an entrance hall leading to the sitting room and dining room, where natural light floods in through large windows. The cleverly extended dining room opens to the garden room, featuring a stunning half vaulted Atrium-style glazed roof and French doors that lead to the patio and garden beyond. The modern luxury kitchen, is fitted with a fantastic range of stylish units equipped with fitted appliances and a separate utility, cloakroom and study/boot room, completes the ground floor accommodation.

Upstairs, the home offers three bedrooms, with the fourth bedroom currently utilised as a dressing room. The principal bedroom benefits from the en-suite bathroom, and patio doors opening to a Juliette balcony affording fabulous countryside views. Completing the first floor accommodation is the luxurious family bathroom.

## Outside

Set back from the village lane, the property is approached along a large shingle driveway providing ample off-road parking. The rear garden is mostly laid to lawn with mature flower and shrub borders. The garden overlooks open fields and countryside as far as the eye can see. A recently constructed home office/workshop, heated and insulated, provides additional outdoor space with multiple potential uses.

## Location

The house enjoys a quiet setting affording far reaching countryside views to the rear whilst situated along a small lane on the outskirts of the village. Beyton lies about 5 miles from Bury St Edmunds and some 10 miles to the west of Stowmarket. Local amenities include Sixth Form College, free bus travel to Thurston Community College (upper school), church and public house. 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.

## Directions

Proceed from the centre of the village up Church Road and then left into Quaker Lane. Follow the road and the house will be found further on the right, What3words: ///running.rang.emotional

## Services

Mains electricity, drainage and water. Heating - Gas fired radiator heating.

Council Tax: Mid Suffolk Band: B

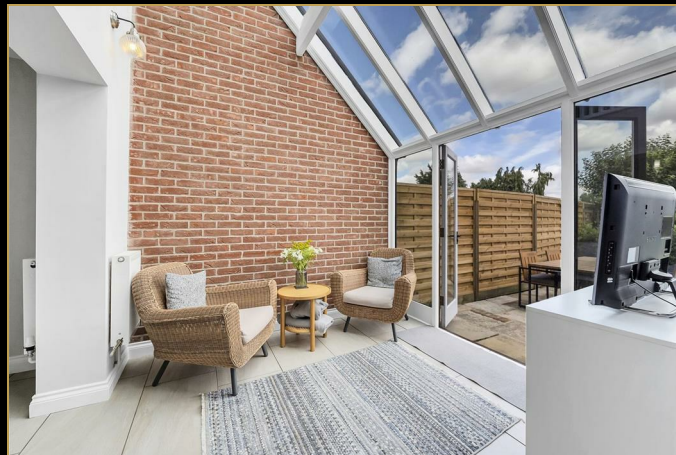
Broadband speed: Up to 47 mbps available (Source Ofcom)

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

- Beautifully presented 4 bedroom house in quite lane setting
- Generous gardens backing onto open countryside
- Plenty of vehicle parking and turning space
- Sought after village location close to Bury St Edmunds
- Three bedrooms, family bathroom
- Spacious sitting room
- Well-equipped kitchen
- Dining room, Atrium style garden room
- Utility, cloakroom, study/boot room
- Principal bedroom with balcony and en-suite

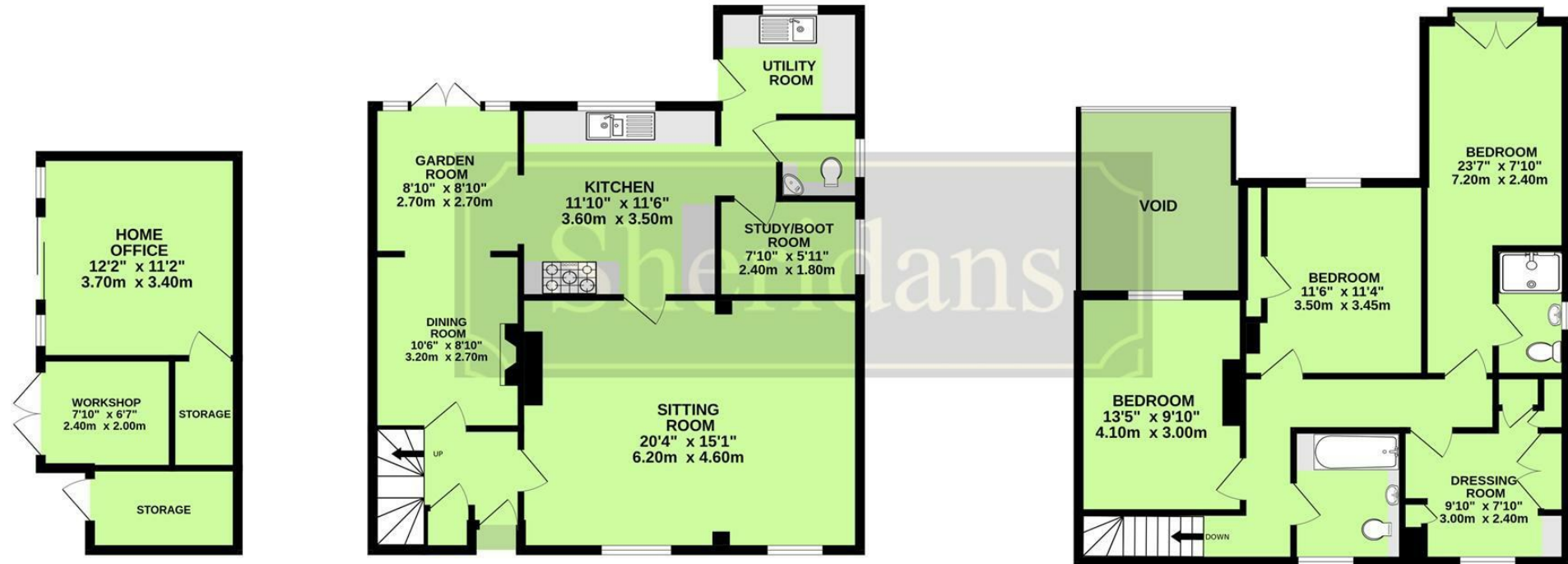
Flood Risk: Very Low Risk

EPC Rating: C



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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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