



**The Birches, Beyton**

**Sheridans**



# The Birches, Beyton IP30 9BF

Guide Price £500,000

Outstanding detached bungalow offering beautifully presented accommodation in pretty village location.

Built to a particularly high standard about 20 years ago, this impressive single storey home provides spacious accommodation displaying high quality features throughout, complemented by beautiful landscaped gardens providing a good degree of privacy, whilst enjoying an exclusive setting on the edge of the much sought after village of Beyton.

Offered with no onward chain, the immaculately presented and much improved accommodation currently in brief comprises a reception hall with fitted cupboards and door leading to the modern kitchen/breakfast room, featuring integrated appliances. The large sitting room features a feature fireplace and has doors leading out to a south facing walled courtyard. A further set of french doors lead through to the stunning conservatory which enjoys views across the gardens and is also used as a dining room/further reception room all year round.

The principal bedroom benefits from a superb range of fitted wardrobe cupboards and an en-suite cloakroom (with potential to remodel/enlarge to form an en-suite shower if desired). The second bedroom is also of a double size. The modern bathroom suite benefits from both a bath and separate shower cubicle.

In our opinion the property will have wide appeal but is particularly suited to those people looking for plenty of reception space for entertaining.

## Outside

The front of the property is mainly hard landscaped which provides off road parking for a number of vehicles. The driveway provides

access to the large garage which has power and light connected. The rear gardens are fully enclosed and mainly laid to lawn with a wide a variety of shrubs and a summer house. A path leads round to the side of the property which features a walled courtyard and a further patio area which enjoys a very sunny sheltered aspect.

## Location

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.

## Directions

From Bury St. Edmunds proceed east along the A14 dual carriageway towards Stowmarket. After around 4 miles take the slip road for Thurston and Beyton. At the T junction turn right and continue back under the A14 to the village green. At the next T junction turn right (back towards Bury), follow the road ahead onto

- Outstanding and beautifully presented bungalow
- Charming landscaped gardens
- Ample vehicle parking, garaging
- No onward chain, conveniently located village
- Large reception hall
- Sitting room with fireplace
- Conservatory/dining room
- Well-equipped kitchen breakfast room
- Two generous bedrooms
- En-suite cloakroom, spacious bathroom

Bury Road. Just before leaving the village turn left in The Birches and the property will be seen on the left-hand side.  
<https://what3words.com/parading.beefed.frocks>

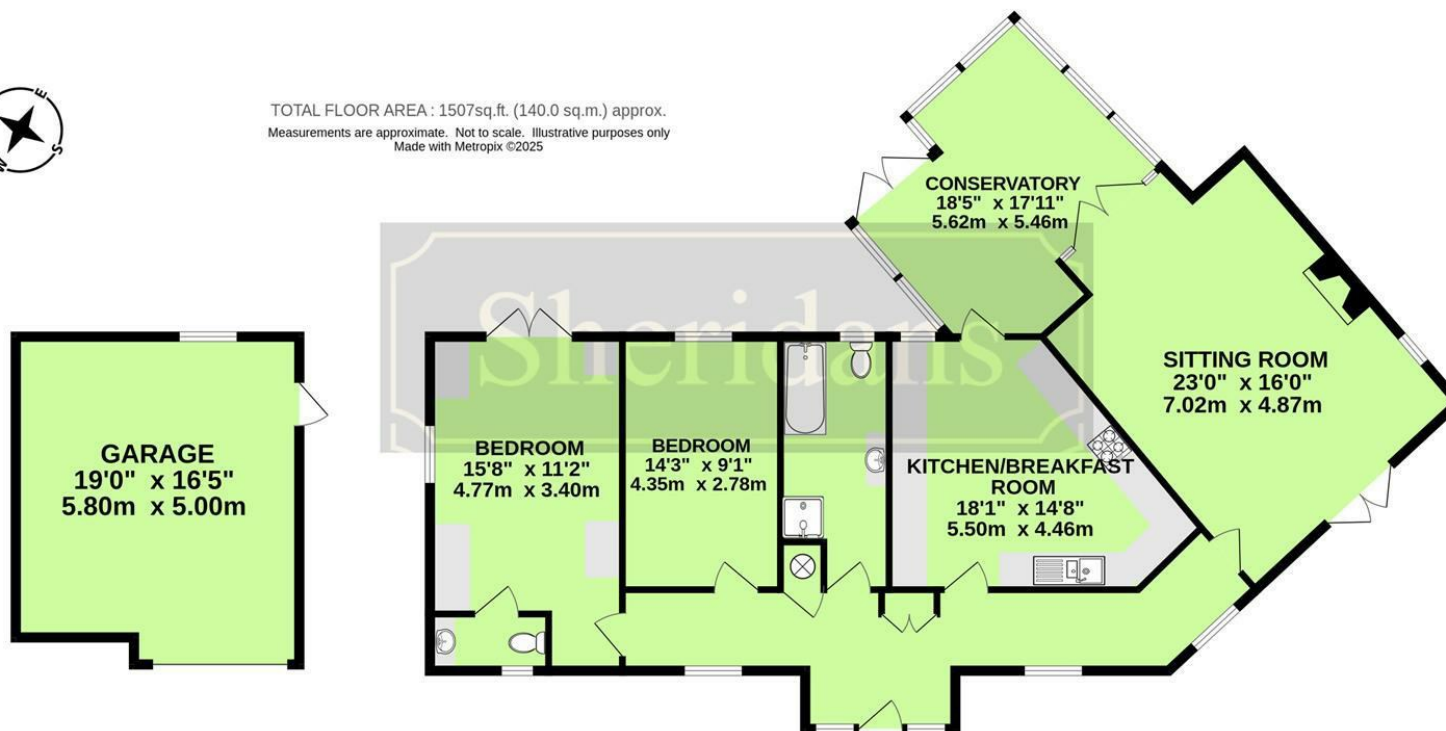
## Services

Mains electricity, gas, drainage and water. Heating - Gas boiler.  
Council Tax: Mid Suffolk. Band: D  
Broadband speed: Up to 71 mbps available (Source Ofcom)  
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
Flood Risk: Low Risk





TOTAL FLOOR AREA : 1507sq.ft. (140.0 sq.m.) approx.  
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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