



**Bear Meadow, Beyton, Bury St. Edmunds**

**Sheridans**







# Bear Meadow, Beyton, Bury St. Edmunds IP30 9HS

Guide Price £675,000

An impressive detached four bedroomed family home providing elegantly proportioned accommodation with delightful south facing gardens, situated in the sought after village of Beyton.

Built to a high standard almost thirty years ago with rendered elevations beneath an attractive hipped roof-line, this superb detached house, provides beautifully presented accommodation boasting well proportioned rooms with good ceiling height and displaying a host of attractive features throughout.

Benefitting from gas fired radiator central heating, double glazing and offered with no onward chain, the light and airy accommodation currently in brief comprises of an entrance hall with stairs off to first floor, cloaks cupboard, under-stairs cupboard and door to a cloakroom. The sitting room is a spacious double aspect reception room, creating an ideal room to relax in with fireplace. French doors lead to the separate dining room with French doors to the rear gardens. The well equipped kitchen/breakfast room, is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built in appliances and windows overlooking the rear gardens. There is a useful separate utility room and the snug/large study, completes the ground floor accommodation.

On the first floor is a landing leading to the four bedrooms and three bathrooms. Both the principal bedroom and guest bedroom are complemented by en-suite shower rooms and the remaining two bedrooms are served by the family bathroom, completing the first floor accommodation.

## Outside

The house is approached along a shingle driveway providing parking for up to 5 vehicles and access to a detached double garage with

power, lighting and up and over garage door. The rear gardens are a delightful feature being south facing and providing the occupants with a good degree of privacy. The gardens are mostly laid to lawn with well stocked shrub and flower borders and a large paved terrace, creates an ideal area for outdoor entertaining and al-fresco dining.

## 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

When entering Beyton from the direction of Bury St Edmunds and the A14. Proceed next to the village green and turn left onto Tostock Road, where the entrance into Bear Meadow leading to the house will be found on the right hand side.

what3words///hunk.taller.down.

- Beautifully presented 4 bedroomed detached house with excellent proportions
- Driveway with parking for up to 5 cars, double garage
- South facing gardens
- Sitting room with traditional style fireplace
- Dining room
- Well equipped kitchen/breakfast room
- Utility, cloakroom
- Principal bedroom with en-suite
- Three remaining bedrooms, en-suite, family bathroom
- No onward chain

## Services

All mains services are connected. Gas fired radiator central heating.

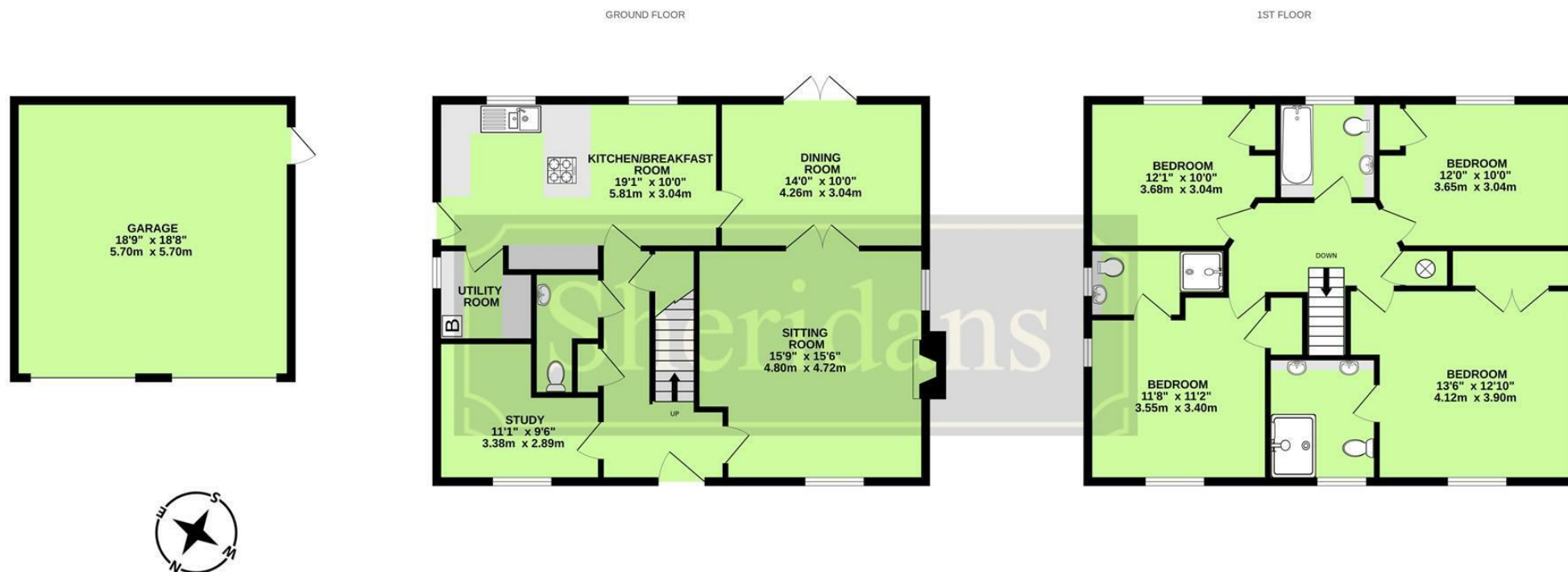
Council Tax - Mid Suffolk Band - F

Broadband speed: Up to 80 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk





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.

#### Sheridans Estate Agents

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