



**Manor Farm Drive, Beyton, Bury St. Edmunds**

**Sheridans**



An attractive detached bungalow enjoying a delightful setting in the heart of the pretty village of Beyton.

Built to a high standard in 2012, this superb detached bungalow offers comfortable, well-presented accommodation with many appealing features throughout. The property provides ample off-road parking, a detached garage, and is complemented by private, recently landscaped gardens - creating a lovely space for outdoor relaxing and entertaining.

Offered with no onward chain and benefitting from gas-fired radiator central heating and full double glazing, the light and airy accommodation briefly comprises: an entrance hall with double airing cupboard, cloakroom, and double doors opening into the sitting room - a beautifully bright reception room with a feature fireplace, bay window to the front, and French doors leading to the garden.

The spacious kitchen/dining room is particularly well equipped, offering an excellent range of units providing plentiful cupboard and drawer space beneath generous preparation surfaces. Built-in appliances are included, and there is a separate utility room.

There are two bedrooms, both with windows overlooking the rear garden, served by a well-appointed bathroom with bath and separate shower enclosure.

## Outside

The bungalow is approached via a brick-weave driveway providing ample parking and access to the detached single garage. The gardens are a delightful feature, having been recently

landscaped and improved. Predominantly laid to lawn and stocked with a variety of flowering plants and shrubs, the garden offers a high degree of privacy and includes a newly created terrace beneath a pergola—perfect for outdoor entertaining and al-fresco dining.

## Location

The property is situated just off the picturesque village green in the heart of Beyton. This highly regarded village lies approximately 5 miles from Bury St Edmunds and around 10 miles west of Stowmarket, with Cambridge reachable in about 35 minutes and London Stansted Airport in 45 minutes. Local amenities include a Sixth Form College, free bus travel to Thurston Community College (upper school), a public house, and regular bus services. The A14 (Ipswich–Cambridge) is easily accessible, linking to the M11 for London, and Intercity rail services are available from Stowmarket to London Liverpool Street.

Bury St Edmunds is a picturesque and thriving market town blending history with modern amenities. It offers a wealth of places to eat, drink, shop, and relax, making it a wonderful place to live, work, visit, and study. With bustling twice-weekly markets and the renowned Abbey Gardens beside the historic Abbey ruins, Bury is a popular destination for both locals and visitors.

## Directions

When entering Proceed along the A14 towards Ipswich and turn off at Thurston and Beyton turning. Turn right at the end of the slip road and proceed into Beyton until reaching The Green where Manor Farm Drive will be on the left hand side.

## Services

- Attractive detached bungalow in delightful setting just off the village green
- Ample parking, garaging
- Recently landscaped garden
- Sought after village location
- Spacious sitting room with feature fireplace
- Well equipped kitchen/dining room
- Utility room, separate cloakroom
- Two bedrooms
- Bathroom
- No onward chain

All mains services are connected to the property. Gas fired radiator central heating.

Council Tax Band.: Mid Suffolk D

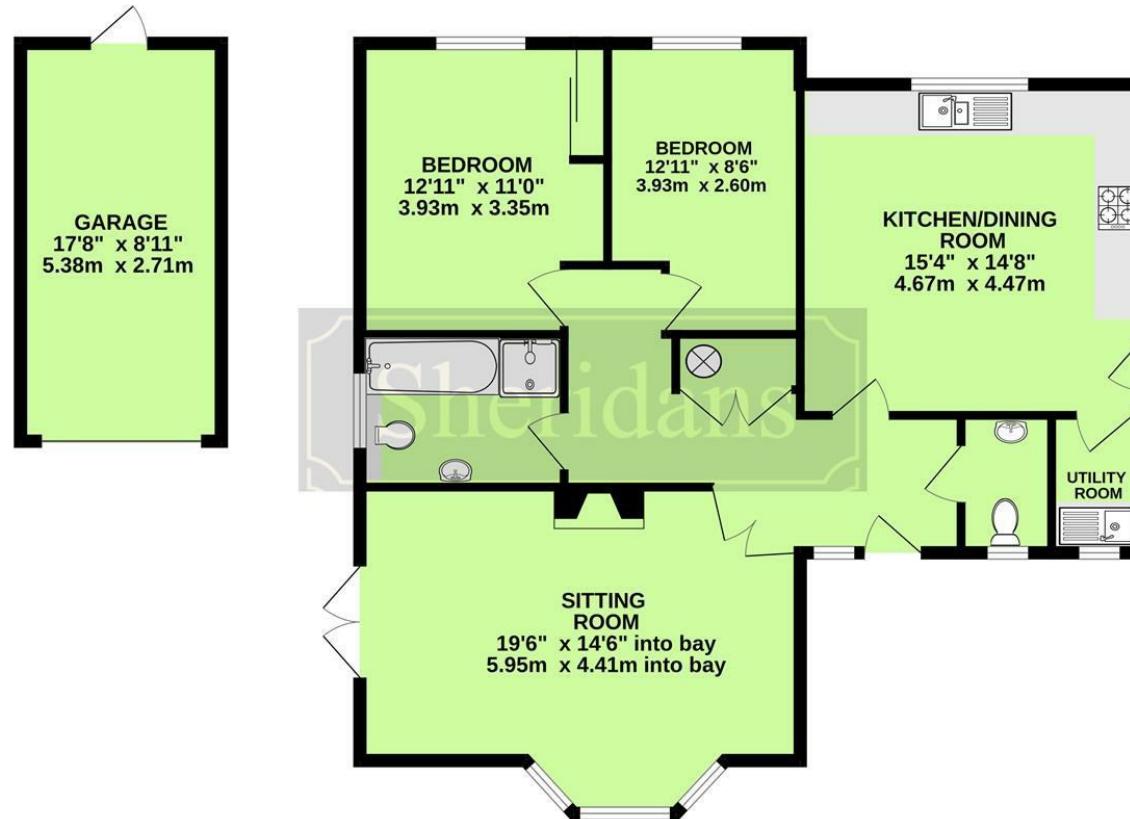
Broadband speed: Up to 80 mbps available (Source Ofcom)

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

Flood Risk: Rivers & Sea -Very Low Risk



TOTAL FLOOR AREA : 990sq.ft. (92.0 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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