



**4 Field Close
Beyton, Suffolk**

**DAVID
BURR**



4 Field Close, Beyton, Bury St Edmunds, IP30 9AW

Beyton is a village dominated by its large village green and surrounded by pretty period properties. There is a beautiful Grade II* Listed round tower church, two pubs and the well regarded Thurston Sixth Form Beyton Campus. Primary Schools are available in nearby Rougham and Thurston and a Secondary School in Thurston. The A14 trunk road bypasses the village and provides easy access to the Cathedral town of Bury St Edmunds (7 miles) and Stowmarket(10 miles), the latter with a commuter rail link to London's Liverpool Street Station.

A delightful three bedroom single storey detached dwelling that occupies an enviable position towards the periphery of this highly regarded Suffolk village. 4 Field Close is fair to say does require some updating however affords versatile accommodation including sitting/dining room, conservatory, kitchen, bedroom with en suite facilities, 2 further bedrooms and bathroom. The remainder of the property offers off street parking, enclosed rear garden and double garage. No onward chain.

A splendid 3 bedroom single storey detached dwelling in the highly sought after village of Beyton and with no onward chain.

Entrance door opening through to:

HALLWAY: A welcoming area with two storage cupboards, one being the airing cupboard. Loft access. Doors to all principal rooms.

SITTING/DINING ROOM: Cleverly designed into two distinctive areas the sitting area having rear aspect with views of the garden and gas fireplace with brick surround creating the main focal point of this area. Sliding doors through to conservatory. Designated dining area, however would lend itself to a multiple of uses or being incorporated to make one large sitting room.

CONSERVATORY: Double doors opening to the rear garden allowing one the potential for al fresco dining and to enjoy warm summer afternoons.

KITCHEN: Fitted with matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with single drainer. Further integrated appliances include eye level double oven, electric hob with extractor hood above. Spaces for washing machine, dishwasher and fridge freezer. External side door giving access to the gardens.

BEDROOM 1: A generous room having front aspect. Large built-in wardrobes with sliding mirrored doors. Door to en suite.

EN SUITE: Fitted with corner shower cubicle having part tiled surround, W.C. and wash hand basin with mixer tap. Heated towel rail.

BEDROOM 2: Again having double wardrobe with sliding mirrored doors. Front aspect.

BEDROOM 3: A versatile room previously occupied as a home office, however would lend itself to a multiple of uses if so required including a third bedroom. Aspect through to the adjoining conservatory.

BATHROOM: Fitted with a panelled bath having mixer tap and shower attachment, W.C., wash hand basin with mixer tap. Part tiled surround.

Outside

The property is approached via a footpath to the bungalow. To the rear there is a driveway that allows off street parking for two vehicles which in

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turn leads to the **DOUBLE GARAGE** with two separate up and over doors, power and light connected and personnel side door to the rear garden. The remainder of the front garden is predominantly lawn with flower beds and shrubs.

The rear garden has a terrace area immediately abutting the rear of the property that is ideally placed to enjoy warm summer afternoons and entertaining. Bordered by predominantly a lawned area interspersed with flowering beds and a variety of established shrubs and trees. Full height gate gives access to the driveway.

SERVICES: Mains water, drainage and electricity are connected. Gas fired radiator heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

EPC RATING: D

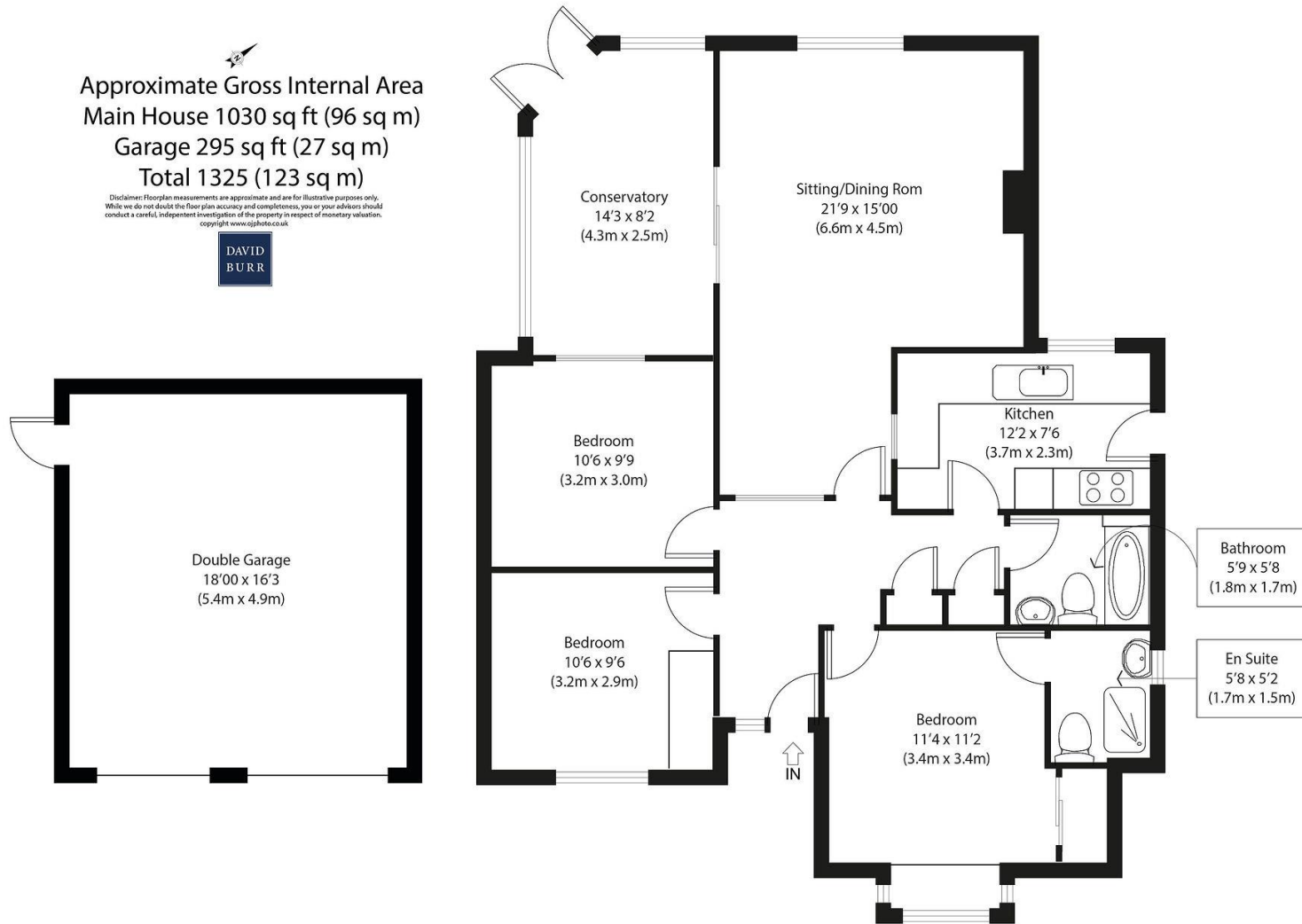
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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Ground Floor

