



Guide Price £250,000  
5 Field Close, Beyton, Bury St. Edmunds, IP30 9AW

This TWO BEDROOM DETACHED BUNGALOW is situated in A QUIET CUL DE SAC centrally within the village of Beyton which lies between Stowmarket and Bury St Edmunds and has exceptionally easy access to the A14 with its excellent road links to Bury St Edmunds itself.

This POPULAR VILLAGE is EXTREMELY SOUGHT AFTER, the property itself has gas fired central heating, sealed unit double glazed windows, SINGLE GARAGE WITH ROLLER DOOR and EASILY MAINTAINABLE GARDENS and viewings are strictly through appointment with the above agents.

**The accommodation on offer is as follows:**

**ENTRANCE HALL:**

With radiator, thermostat for central heating, loft access and single fitted storage cupboard and further fitted storage cupboard with combi boiler providing domestic hot water and central heating

**DINING ROOM:**

With radiator, mock Adam style fireplace with electric fire inset, TV and telephone point, window to rear and patio doors to:

**CONSERVATORY:**

With vaulted ceiling French Doors to outside, glazed on three sides, timber style flooring and radiator.

**BEDROOM 1:**

With radiator, window to rear, fitted slide robe wardrobes with mirror fronts and TV point.

**BEDROOM 2:**

Currently used as a dressing room and bedroom combined with radiator and window to front.

**BATHROOM:**

With suite comprising low level WC, pedestal hand basin, easy action Dolphin side door disabled use bath with electric shower over, window to rear, heated towel rail, extensively tiled walls, convector heater, shaver light and window to front.

**KITCHEN:**

With range of high and low level units with integrated oven, hob and hood, space for fridge free zer, plumbing for washing machine, window to front and tiled splash backs to work surfaces.

**OUTSIDE:**

The property is situated in a quiet cul de sac, the gardens are mainly to the right hand side of the property. There is a small garden to the front with path giving access to the front door, side gate giving access to the side garden with large patio, small lawns and flower beds. The garage is located to the right hand side of the right hand side of the property with electric roller door, power and light connected and personal door to the rear garden. To the rear of the property is a lawn area which runs to the entire length of the bungalow with flower beds, to the left hand side of the property is a small piece of garden which houses the garden shed and greenhouse.

**DIRECTIONS:**

**Head towards Bury St Edmunds on the A14 at junction 46 exit towards Beyton/Thurston, continue onto Tostock Rd, continue onto the Green, continue onto Bury Rd, turn right onto Fields Close where the property will be found on the left.**

## **FLOORPLANS**

### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The agent has not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitors.

**ALL MEASUREMENTS ARE APPROXIMATE**



