



4 The Birches, Bury Road, Beyton, Bury St Edmunds, Suffolk, IP30 0BF

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Bedfords

ESTABLISHED 1966

4 The Birches
Bury Road
Beyton
Suffolk IP30 9BF

- *Bury St Edmunds 7 miles*
- *Stowmarket Mainline Railway Station 9 miles*
- *Ipswich 21 miles*

A fabulous village house with beautifully landscaped gardens backing onto a mature area of woodland

Guide: £835,000

ENTRANCE HALL | DINING ROOM | STUDY | CLOAKROOM | SITTING ROOM | UTILITY | KITCHEN/BREAKFAST ROOM | GARDEN ROOM | PRINCIPAL BEDROOM WITH EN SUITE BATHROOM | THREE FURTHER BEDROOMS WITH EN SUITES | DOUBLE GARAGE | GARDEN

RECEPTION HALL with flagstone floor, stairs to first floor, understairs storage cupboard and two wall light points.

CLOAKROOM - with flagstone floor, low-level WC, wash hand basin with storage cupboards below

SITTING ROOM - triple-aspect room with moulded corning and large feature red brick fireplace with herringbone brick hearth, French doors to terrace and garden and two wall light points

DINING ROOM - double-aspect room with two wall light points and moulded corning.

STUDY

KITCHEN/BREAKFAST ROOM – superb open-plan space with a double-aspect, French doors to terrace and garden, flagstone floor and bay window, extensively fitted with a range of wall and base matching units with oak work surfaces inset with double butler sink with wooden drainer, matching island unit, double oven Aga, built-in fridge-freezer and dishwasher.



UTILITY ROOM extensively fitted with a range of built-in wall and base storage cupboards, worksurface inset with sink and drainer unit, further built-in oven and door to outside.

FIRST FLOOR

LANDING- shelved airing cupboard

PRINCIPAL BEDROOM – with fitted wardrobe cupboards and double-aspect overlooking the garden with **EN SUITE BATHROOM** comprising panelled bath with electric shower attachment and separate shower unit and shower screen over, extensive built-in vanity unit with storage, inset wash hand basin and low-level WC, and heated towel rail.

BEDROOM TWO – double-aspect room with built-in wardrobe cupboard and door to **EN SUITE SHOWER ROOM** with large shower cubicle, built-in vanity unit with inset wash hand basin and storage below, low-level WC, bidet, and heated towel rail.

BEDROOM THREE – with three built-in storage and wardrobe cupboards, with **EN SUITE SHOWER ROOM**, built-in vanity unit with inset wash hand basin and storage below, low-level WC, heated towel rail and tiled shower cubicle.

BEDROOM FOUR – double-aspect room with built-in wardrobe cupboards and **EN SUITE BATHROOM** with panelled bath and mixer shower attachment over, separate shower unit and shower screen over, built-in vanity unit with wash hand basin and storage below, low-level WC and towel rail.

OUTSIDE To the front is a parking area for two cars which gives access to a double garage with side access and side gate to a beautifully landscaped garden with terrace and ornamental pond, box hedging and a huge variety of specimen shrubs and trees, flowering plants, a variety of well-stocked herbaceous beds and borders with a wooded garden area with raised deck overlooking a neighbouring area of woodland to the side is a herb garden with further access to the drive and utility room.

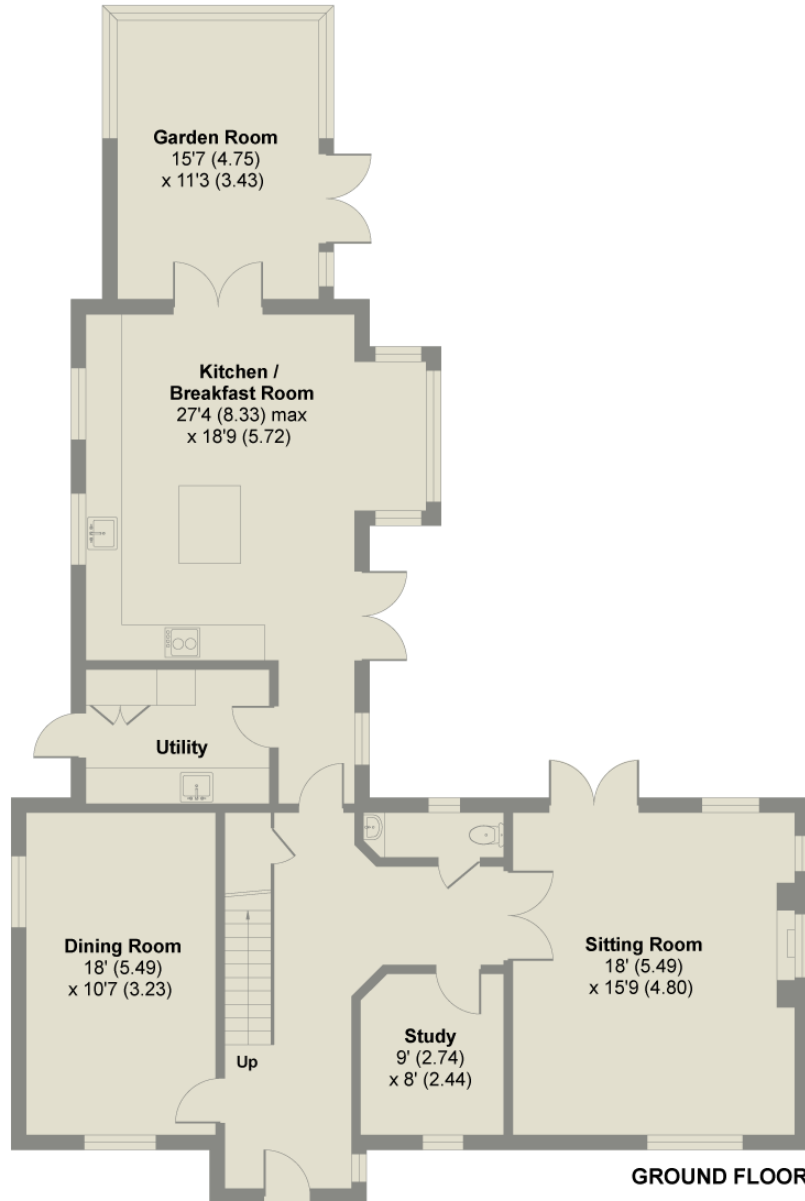
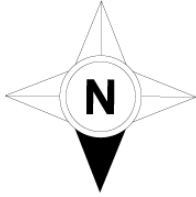
Services Mains water drainage and electricity. Gas-fired central heating with underfloor heating to ground floor.

Local Authority: Mid Suffolk Council – Council Tax Band G.



Approximate Area = 2619 sq ft / 243.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Bedfords Estate Agents. REF: 979939





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