



**The Coach House,
Beyton, Suffolk**

**DAVID
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The Coach House, The Green, Beyton, Bury St Edmunds, Suffolk, IP30 9AD

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 charming detached cottage that occupies an enviable position abutting the wonderful village green of Beyton which affords generous accommodation to both floors. The Coach House in brief offers three double bedrooms, two with built-in wardrobes, large sitting/dining room and an open plan kitchen/breakfast area. The accommodation is further enhanced by enclosed cottage style garden and off-street parking for two vehicles. NO ONWARD CHAIN.

A delightful three bedroom detached cottage occupying a sought-after location in this highly regarded Suffolk village and offering no onward chain.

Part glazed entrance door opening through to;

ENTRANCE HALL: A welcoming area with tiled flooring and doors opening to;

SITTING/DINING ROOM: 23'7 x 11'2 (7.18m x 3.40m). A substantial room with rear aspect and door opening to the enclosed cottage style garden. This generous room would quite easily lend itself to two areas, however is currently used as one large room and has a brick feature fireplace (which is piped for gas) with bressummer beam and tiled hearth.

KITCHEN/BREAKFAST AREA: 16' x 9'5 (4.88m x 2.86m). A delightful room fitted with matching wall and base units under work preparation surfaces that incorporate a designated breakfast bar area, sink unit with single drainer, four ring gas hob with extractor hood above and oven beneath. Spaces for fridge freezer dishwasher and washing machine. Tiled flooring leading through to the breakfast area having staircase rising to first floor with understairs cupboard. Side aspect. Door leading back to the sitting/dining room.

CLOAKROOM: Having W.C. and wall hung wash hand basin. Tiled flooring. Front aspect.

First floor

LANDING: An inviting area with side aspect and built-in cupboard housing the boiler. Doors to;

BEDROOM 1: 14'4 x 9'1 (4.37m x 2.77m). An excellent size having extensive built-in wardrobes with sliding mirrored doors. Front aspect.

BEDROOM 2: 9'3 x 9'3 (2.83m x 2.82m). Again located to the front of the house with double aspect to the front and side. Built-in wardrobes with sliding mirror doors.

BEDROOM 3: 9'6 x 9'3 (2.89m x 2.81m). A double room having rear aspect of the cottage garden.

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

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Outside

The property is approached by off street parking for two vehicles which in turn leads to the property. The rear has a pretty cottage garden designed with low maintenance in mind having a terrace area immediately abutting the property with half height brick wall and steps leading to the raised shingled area flanked by well stocked beds, attractive flint wall and mature hedging.

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

AGENTS NOTE: It is understood that a section of the rear garden is unregistered. However, the vendor and their solicitor have provided a Statement of Truth and Adverse Possession indemnity policy which are available upon request. All interested parties will need to confirm with their mortgage lender that this will be accepted prior to viewing.

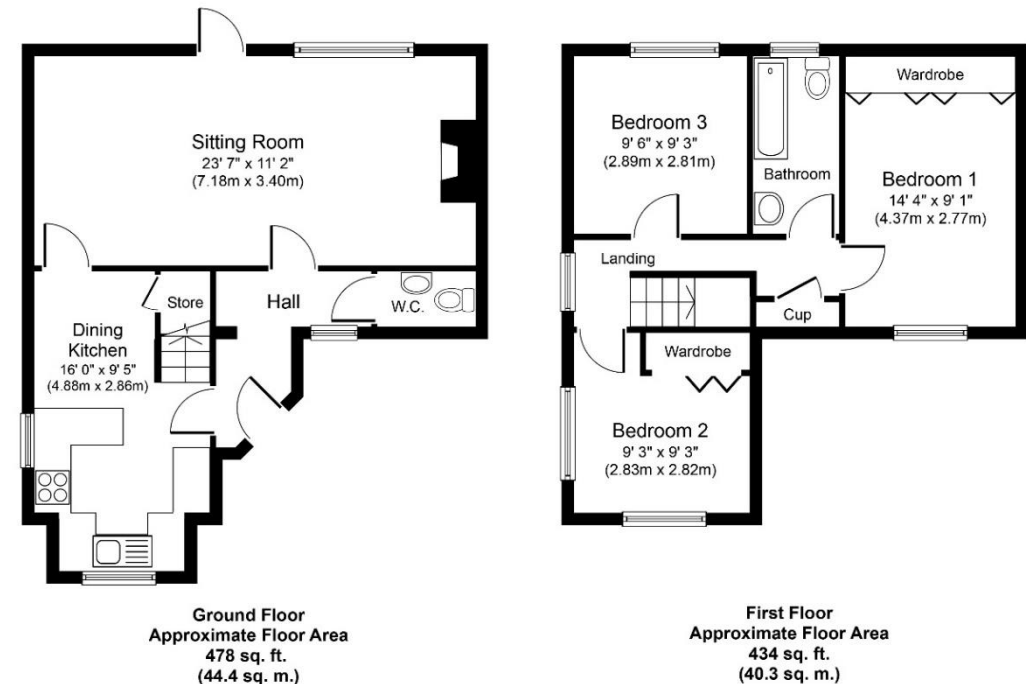
LOCAL AUTHORITY: Mid Suffolk District Council. Band D.

EPC RATING: D

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

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