

**DRAFT DETAILS**  
**LAUREL HOUSE, 7 BEAR MEADOW, BEYTON**  
**BURY ST. EDMUNDS**  
**IP30 9HS**

OPEN HOUSE (C & T) present: An extended, improved 'Georgian' style home in sought-after E village. Hall, Re-fitted Cloakroom, Study, Lounge - Fireplace, Dining/Playroom, Re-fitted Kitchen/Breakfast/Dining Room, Utility, 5 Bedrooms - 2 Re-fitted En-Suite, Re-fitted Bathroom, Double Garage, Ample Parking, **S-Facing Garden, VIEW ASAP.**



2210

**Price Guide £765,000**

HALL, RE-FITTED CLOAKROOM, STUDY, SITTING ROOM WITH OPEN FIREPLACE, GARDEN/DINING/PLAYROOM, RE-FITTED OPEN-PLAN GERMAN SCHULLER KITCHEN/BREAKFAST/DINING ROOM, RE-FITTED UTILITY ROOM, 5 DOUBLE BEDROOMS - 2 RE-FITTED EN-SUITE, RE-FITTED BATHROOM, DOUBLE GARAGE, GENEROUS PARKING, GOOD SIZE ATTRACTIVE LANDSCAPED **SOUTHERLY- FACING GARDEN**. GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, GROUND FLOOR OAK VENEER DOORS, AROUND 2000 SQ FT, EXTENDED & MUCH IMPROVED, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**

**01284 769691 • 07803 138123**

**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** From Bury St Edmunds proceed along the A14 towards Stowmarket. Turn off signposted to Thurston and Beyton, turn right at the bottom of the slip road into Beyton and proceed to the junction. Turn left and continue past the Bear public house. Take the third right turning, which is the second entrance into Bear Meadow, where the property is located on the left.

**DESCRIPTION :** This splendid 'Georgian' style home was built in 1996 by Hopkins Homes, a well-regarded local developer. It has since been extended and much improved by the current owners, with works including replacement UPVC windows, gas boiler, hot water tank, consumer unit, and Karndean wood-effect flooring and oak veneer doors to the ground floor. A particularly fine feature is the large 'family-friendly' open-plan Kitchen/Breakfast/Dining Room, which has been re-modelled and re-fitted, with a quality German Schuller Kitchen, with Neff appliances. This, together with a useful Study, ideal for those wishing to work from home, and five bedrooms - two with en-suite facilities, makes this a highly desirable family home. A real credit to the current owners, and having undergone meticulous maintenance, are the generous well-stocked gardens, which to the rear are particularly private, and enjoy a Southerly aspect.

This attractively designed home offers spacious family accommodation, extending to around 2000 sq ft, in a sought-after village, convenient for the A14 and stations in Thurston (about 1 mile), Elmswell (about 3 miles), mainline link in Stowmarket (about 8 miles) and Bury St Edmunds (about 4 miles). With all the various desirable attributes on offer, early viewing is strongly advised.

**HALL :** Approached via a composite part glazed panelled front door with 'Georgian' style surround and lintel. Stairs to first floor, understairs storage cupboard, built-in cloaks cupboard, Karndean floor, radiator with oak veneer cover.

**CLOAKROOM :** Re-fitted with white suite comprising wc, modern wall-mounted rectangular vanity wash basin with mixer tap, tiled splashbacks, Karndean floor, extractor fan, radiator.

**STUDY : 2.97m (9'9") x 2.41m (7'11")** High ceiling with moulded coving, Karndean floor, telephone point, radiator, UPVC window to front.

**SITTING ROOM : 4.67m (15'4") inc to 5.28m (17'4") x 3.71m (12'2")** High ceiling with moulded coving. The focal point being the open fireplace with surround and hearth, TV point, wall light points, radiator, UPVC window to side, UPVC bay window to front, door to Kitchen/Breakfast/Dining Room.

**OPEN-PLAN KITCHEN/BREAKFAST/DINING ROOM : 10.29m (33'9") x 3.17m (10'5")** A particularly practical and well-planned 'hub of the house'. Re-modelled and re-fitted with quality German range of Schuller modern pale grey and mid-grey high-gloss base and wall mounted units, quartz work surfaces, large central 'island' with grey high-gloss base units, pan-drawers, 'pop-up' power sockets, breakfast bar, integrated wine cooler, inset 1 1/2 bowl stainless steel sink unit with mixer tap, water filter and waste disposal, inset Neff induction hob with stainless steel ceiling mounted cooker canopy, built-in Neff electric oven and microwave with warming drawer, built-in Neff electric oven/grill with 'Slide 'n' Hide' door, integrated larder unit, two integrated Neff fridge/freezers, integrated dishwasher, water softener, glazed display shelving, concealed lighting, Karndean floor, LED downlights, three modern radiators

- one vertical, UPVC window to side, two sets of UPVC glazed double doors to rear garden, part sealed unit panelled door to front, double doors to Garden/Dining/Playroom.

**UTILITY ROOM : 2.11m (6'11") x 1.55m (5'1")** Re-fitted with range of modern grey high-gloss base units, work surfaces, inset single drainer stainless steel sink unit with mixer tap, acrylic splashback, plumbing for washing machine, space for tumble dryer, Karndean floor, wall mounted Worcester gas boiler, consumer unit, radiator, UPVC window to side.

**GARDEN/DINING/PLAYROOM : 4.24m (13'11") x 3.66m (12'0")** Karndean floor, built-in double storage cupboard, part tongue and groove wall panelling, TV aerial, downlights, radiator, UPVC window to rear, UPVC glazed double doors and side panels to rear garden.

**FIRST FLOOR LANDING :** Built-in good size airing cupboard housing hot water tank, access to part boarded loft space with ladder and light, radiator.

**BEDROOM 1 : 3.71m (12'2") x 3.63m (11'11") + door recess** Attractive twin-aspect room. Built-in double wardrobes, extending to both sides, TV point, telephone point, radiator, UPVC windows to front and side.

**EN-SUITE: : 2.11m (6'11") x 1.68m (5'6")** Re-fitted with quality white suite comprising tiled walk-in glazed shower enclosure with shower unit and both fixed and flexi-hose shower heads, modern wall-mounted rectangular vanity wash basin with mixer tap, wc, fully tiled walls, tiled floor with underfloor heating, modern fitted mirror cabinet with sensor lights and shaver point, additional wall mounted tall storage unit, LED downlights, extractor fan, vertical radiator/towel rail, UPVC frosted window to front.

**BEDROOM 2 : 3.17m (10'5") + recess x 3.66m (12'0") max** Built-in double wardrobes, extending to both sides, radiator, UPVC window to rear.

**EN-SUITE :** Re-fitted with quality white suite comprising tiled shower enclosure with shower unit, modern wall-mounted rectangular vanity wash basin with mixer tap, wc, tiled splashbacks, LED downlights, extractor fan, chrome vertical radiator/towel rail.

**BEDROOM 3 : 3.30m (10'10") + recess x 3.33m (10'11")** Built-in double wardrobes, extending to both sides, fitted bookshelves, TV point, radiator, UPVC window to front.

**BEDROOM 4 : 3.20m (10'6") x 2.79m (9'2")** Built-in double wardrobes, extending to both sides, TV point, radiator, UPVC window to rear.

**BEDROOM 5 : 3.53m (11'7") x 2.62m (8'7")** Built-in wardrobe, radiator, UPVC window to side.

**BATHROOM : 2.29m (7'6") x 2.08m (6'10")** Re-fitted with quality white suite comprising panelled bath with mixer shower attachment, tiled shower cubicle with shower unit, modern wall-mounted rectangular vanity wash basin with mixer tap, wc, modern fitted mirror cabinet with sensor lights and shaver point, tiled splashbacks, tiled floor, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to rear.

**OUTSIDE :** This property is situated on a small cul-de-sac of five houses, and is approached via double brick pillars. To the front the garden is enclosed by brick wall, and brick walls with wrought iron detailing. It is laid mainly to lawn with well stocked and maintained herbaceous borders. A shingle driveway and turning area provides vehicular standing for up to five cars, and leads to a **DETACHED DOUBLE GARAGE 5.38m (17'8") x 5.18m (17'0")**, with twin electrically operated up and over style doors, eaves storage, consumer unit, power and light connected. Gates on either side of the property provide side access to the good size, attractive landscaped rear garden, which enjoys a **SOUTHERLY ASPECT**, and affords a high level of privacy. This is a particularly fine feature of this property, being enclosed by fencing and laid principally to lawn, with well-stocked and maintained herbaceous beds and borders, good sized Indian fossilised sandstone paved patio area, ideal for dining al fresco, three mature Silver Birch trees, raised beds and borders, **CEDAR OCTAGONAL SUMMER HOUSE**, with power and light connected, timber **SHED/WORKSHOP 3.02m (9'11") x 2.39m (7'10")**, with power and light connected, external power socket and outside water tap.

NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band F.

**BEYTON VILLAGE, BURY ST EDMUNDS & AREA :** Beyton is a very popular village, lying about 4 miles east of Bury St Edmunds. It has two Public Houses, and a Sixth Form College, which is connected with Thurston Community College, about a mile away. The large attractive village green features a play area, duck pond and the famous Beyton Geese. Beyton boasts a lively community group, who organise regular events in the village, on the green and environs. Thurston, which is a larger village, where you will find a wide range of local amenities, is about 1 mile away.

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the Arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

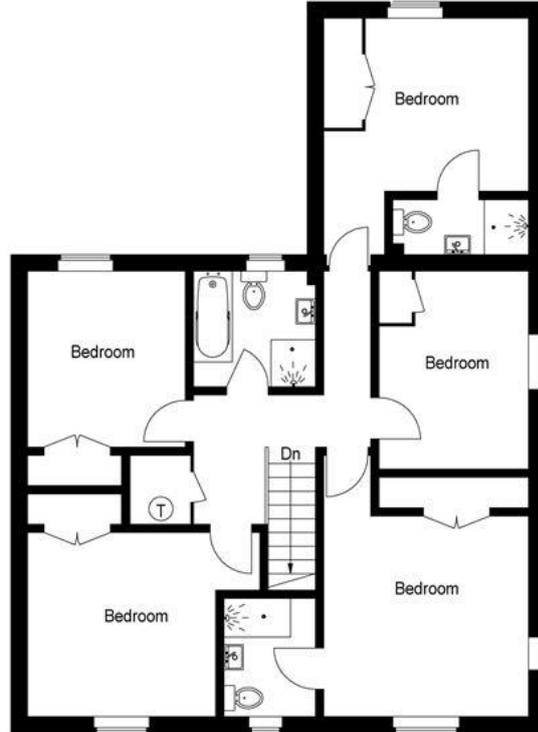
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.





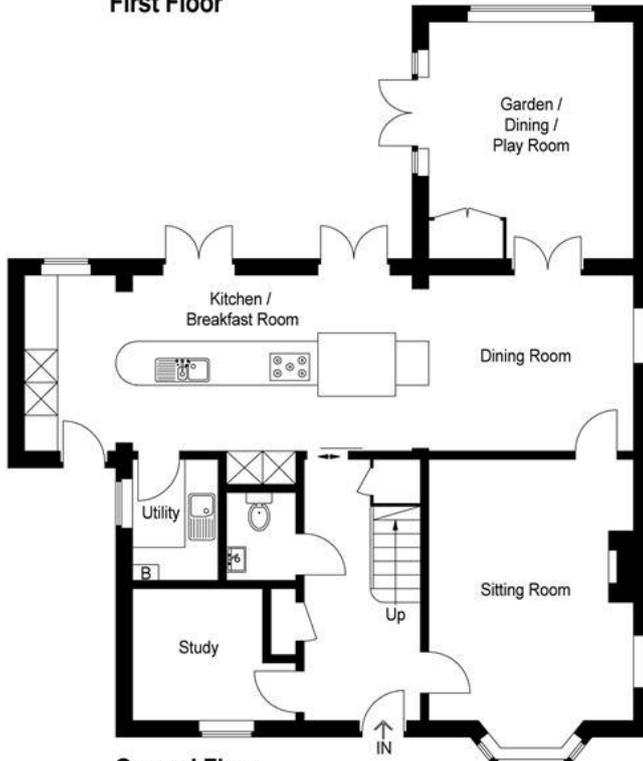


### Laurel House, 7 Bear Meadow, Beyton, IP30 9HS

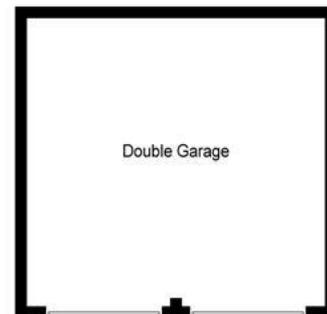


First Floor

Approximate Gross Internal Area  
188.8 sq m / 2032 sq ft  
Double Garage = 28.3 sq m / 305 sq ft  
Total = 217.1 sq m / 2337 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Energy performance certificate (EPC)

7 Rear Meadow  
Beyton  
BURY ST. EDMUNDS  
IP30 9JIS

Energy rating  
**C**

Valid until: 4 July 2032

Certificate number: 0310-2415-4130-2002-7871

Property type

Detached house

Total floor area

175 square metres

### Rules on letting this property

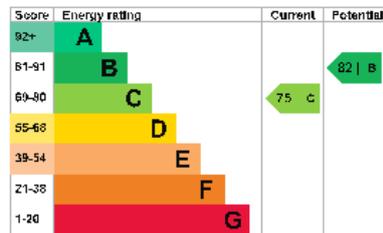
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

**General Data Protection Regulations (GDPR)** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.