



8 BENYON GARDENS
CULFORD, SUFFOLK

JACKSON-STOPS 

**8 BENYON GARDENS, CULFORD, BURY SY EDMUNDS
SUFFOLK, IP28 6EA**

GUIDE PRICE £395,000

A WELL-PRESENTED AND GENEROUSLY
PROPORTIONED DETACHED BUNGALOW
WITH LARGE GARDENS ABUTTING
MEADOWLAND, STANDING IN A SMALL CUL-
DE-SAC IN THE CENTRE OF THE VILLAGE.



DISTANCE

BURY ST EDMUNDS 5 MILES

NEWMARKET 18 MILES

CAMBRIDGE 32 MILES

ACCOMMODATION

- Entrance Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- Family Bathroom
- Cloakroom

OUTSIDE

- Driveway & Parking
- Single Garage
- Greenhouse
- Workshop/Garden Outbuilding
- Large Gardens
- In all about 0.27 of an Acre(sts)

THE PROPERTY

A well-maintained detached bungalow presenting mellow red brick elevations under a tiled roof with replacement upvc double glazing throughout. Although the property would benefit from some updating, it affords over 1200 sq ft of well-proportioned accommodation, garage, parking and large gardens abutting meadowland with beautiful views.

A large entrance porch leads into the entrance hall with storage cupboards and a good-sized sitting room with a double aspect and a yorkstone fireplace and opens into the dining area, which has a front aspect and leads into the kitchen, which is fitted with a range of base and eye level units, work surfaces, single drainer 1½ bowl sink, space for an electric oven, further space for appliances, a boiler cupboard and a window and door leading to the side. There are three bedrooms, all with rear aspects overlooking the gardens, built-in wardrobes and leading off bedroom three/study is a brick and UPVC conservatory with a door leading to the garden. Continuing on the ground floor there is a bathroom and a separate cloakroom.

OUTSIDE

The property is approached via a driveway capable of standing several vehicles, leading to a single garage with an automatic roller door and the gardens to the front are predominantly laid to lawn. The large rear gardens are predominantly laid to grass with a workshop/garden store, large greenhouse, dog kennel and run, polytunnel and an oil storage tank. The gardens abut meadowland to the rear and side and have picturesque, unobstructed views towards woodland and arable fields beyond. In all the plot extends to 0.27 of an acre (sts).

LOCATION

No.8 Benyon Gardens is located at the rear of the cul-de-sac in the centre of this small village. Culford is renowned for its independent school and lies just north of the historic cathedral town of Bury St Edmunds, which offers schooling in the public and private sectors, an excellent range of amenities and an extensive range of shopping and leisure facilities including gyms, swimming pools and golf clubs. The location offers easy access to the A14, A11(M11) and the railway station in Bury St Edmunds offers a link to mainline services to London Liverpool Street and Kings Cross

DIRECTIONS

From Bury St Edmunds proceed northwest through the villages of Fornham St Martin and Fornham St Genevieve. Continue into the village of Culford on the B1106. Shortly before Culford School's main entrance, take the right turn into Benyon Gardens and No.8 will be found at the rear.



PROPERTY INFORMATION

Services Mains water, electricity and drainage. Oil fired central heating.

Local Authority West Suffolk Council

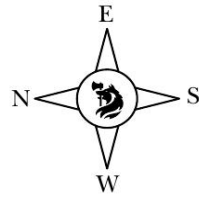
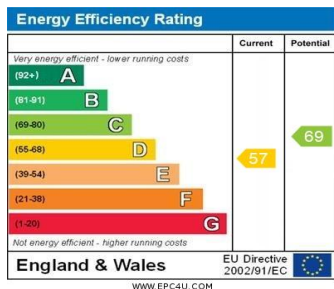
Council Tax Band D

Tenure Freehold

Broadband Ofcom states speed available of up to 1000Mbps

Mobile Signal/Coverage Yes - Varies depending on network provider. Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with the sole agents Jackson-Stops. Tel. 01284 700535



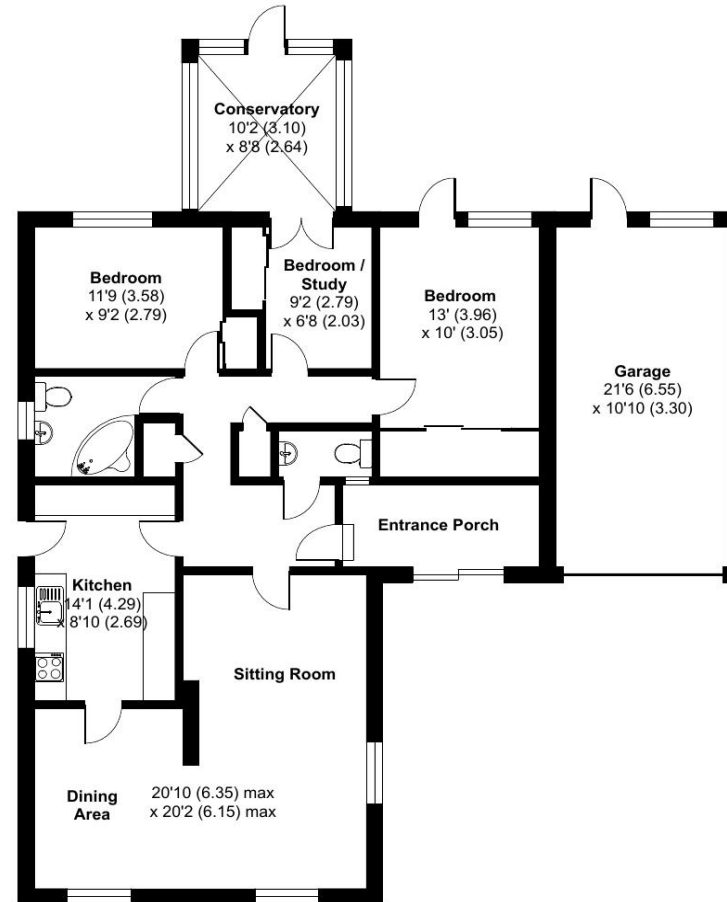
Benyon Gardens, Culford, Bury St. Edmunds

Approximate Area = 1227 sq ft / 114 sq m

Garage = 242 sq ft / 22.4 sq m

Total = 1469 sq ft / 136.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Jackson-Stops. REF: 1408721



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Disclaimer: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

BURY ST EDMUNDS

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