



Thetford Road, Coney Weston, Suffolk, IP31 1DN

MARK · EWIN
BURY ST EDMUNDS

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A spacious four-bedroom, detached bungalow in the village of Coney Weston with substantial delightful gardens, field views to the side, double garage/workshop and situated on approximately 0.66 of an acre. It is a rare opportunity to acquire this property as it has not been on the market for more than 38 years.

The accommodation comprises an entrance hall, cloakroom, spacious sitting room with an open fire and natural stone surround, doors leading to the conservatory and large windows overlooking the garden. The conservatory offers a light and bright space with a delightful outlook, natural stone floor and electric heaters. There is also a kitchen, separate dining room and snug/sitting room with French doors to the garden. The kitchen offers a range of wall and base level units and benefits from a utility room located off along with a useful pantry. The utility room offers further wall and base level units, a sink and plumbing for a washing machine. There are four bedrooms, the principal offers an ensuite shower room, and the family bathroom completes the accommodation on offer.

Outside, a large driveway provides ample off-road parking and leads to the double garage/workshop which also benefits from power and light. The large wrap around garden is mainly laid to lawn with a paved patio, greenhouse kitchen garden, summerhouse with power and light and garden shed. There is a decking area to the front of the summerhouse and the garden hosts a variety of mature shrubs and trees.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Proceed out of Bury St Edmunds along the A134 towards Diss passing through Great Barton, Ixworth and at Stanton turn left to Barningham. At Barningham turn left down Church Road, continue along this road to Coney Weston where the property will be on the right.

Location

Coney Weston is a quiet small Suffolk village with an active local community, thatch church and the neighbouring village of Barningham having a village store/post office, public house, church, primary school, and within easy distance of Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Hallway 20' 8" x 14' 7" (6.29m x 4.45m)

Sitting Room 18' 6" x 16' 7" (5.65m x 5.06m)

Dining Room 8' 10" x 11' 3" (2.70m x 3.44m)

Kitchen 14' 6" x 10' 9" (4.42m x 3.28m)

WC 2' 7" x 6' 8" (0.80m x 2.04m)

Utility Room 9' 9" x 6' 2" (2.96m x 1.88m)

Bathroom 4' 11" x 10' 1" (1.49m x 3.08m)

Living Room/Snug 15' 3" x 10' 11" (4.65m x 3.32m)

Bedroom 14' 10" x 10' 11" (4.51m x 3.32m)

Ensuite 7' 7" x 7' 5" (2.32m x 2.27m)

Bedroom 12' 9" x 8' 2" (3.88m x 2.48m)

Bedroom 11' 10" x 10' 1" (3.61m x 3.08m)

Bedroom 8' 6" x 10' 11" (2.60m x 3.32m)

Conservatory 13' 11" x 16' 2" (4.25m x 4.93m)

Gardens

Driveway

Double Garage 22' 4" x 26' 1" (6.80m x 7.96m)

Additional Information:

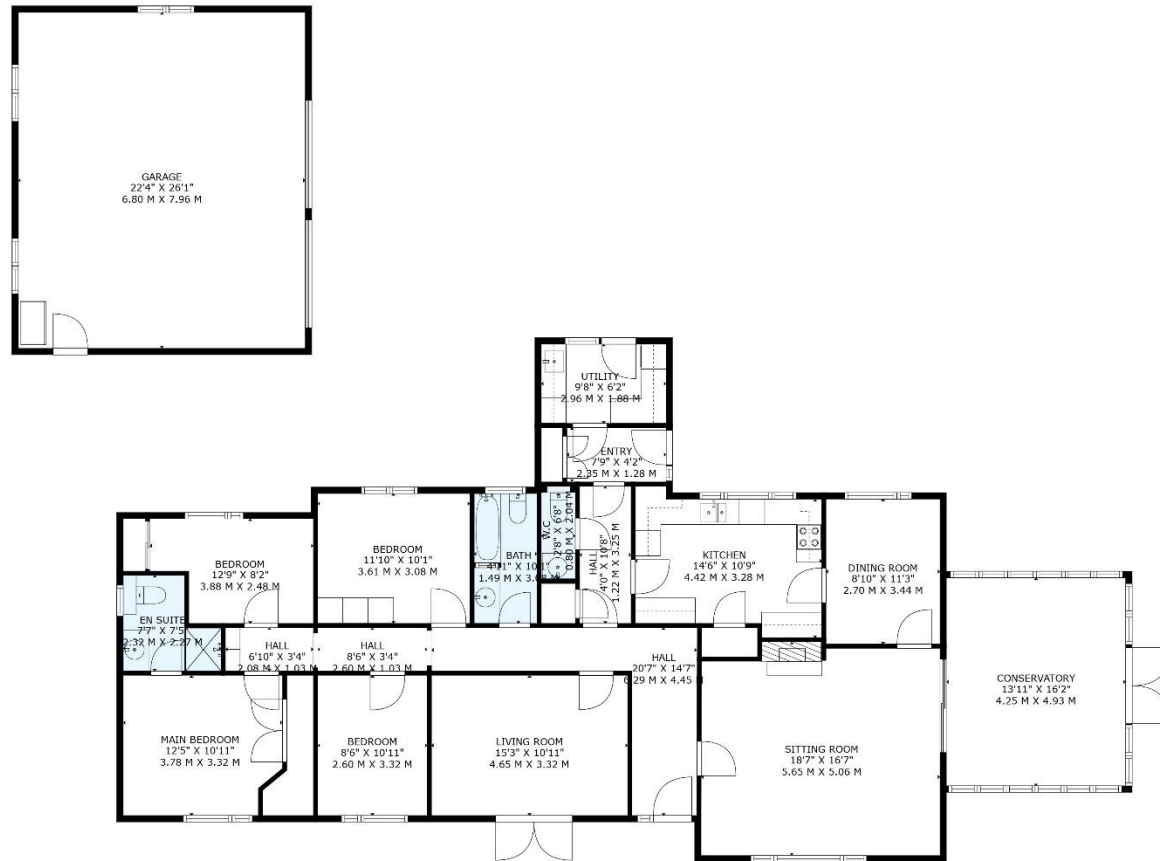
Council Tax Band: F

EPC Rating: TBC

Tenure: Freehold

Guide Price £600,000
Freehold





TOTAL: 1948 sq. ft, 181 m²
 FLOOR 1: 1948 sq. ft, 181 m²
 EXCLUDED AREAS: GARAGE: 583 sq. ft, 54 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for 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 documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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