



Swan Lane, Coney Weston, Suffolk, IP31 1DW

MARK · EWIN
BURY ST EDMUNDS

Swan Lane, Coney Weston, Suffolk, IP31 1DW

An immaculately presented, four-bedroom detached house located in a quiet spot with field views to the rear. The accommodation on the ground floor includes an entrance hall, welcoming sitting room with doors to the garden and a wood burner, a kitchen/breakfast room with a useful utility room located off. There is also a rear lobby leading to the garden with access to a cloakroom.

One of the garages has been converted to offer a ground floor bedroom which also benefits from a shower room. Moving to the first floor, there are three good-sized bedrooms located off the landing along with a modern family bathroom.

Outside, a large driveway provides ample off-road parking for multiple vehicles and leads to the garage. The delightful rear garden offers a peaceful space with beautiful field views, is mainly laid to lawn with carefully placed beds hosting a variety of flowers and shrubs. The garden also offers a paved patio area, perfect for entertaining and a summerhouse.

Agents note: The Oak Tree located in the rear garden is affected by a TPO (Tree Preservation Order).

Additional Information

Tenure: Freehold

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

Broadband: Standard & Superfast 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. Entering Coney Weston, head along Thetford Road and turn left into Swan Lane where the property can be found on the right hand side at the end of the road.

Location

Coney Weston is a quiet small Suffolk village with an active local community at the village hall and bowling green with a 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:

Entrance Hall 9' 7" x 8' 2" (2.93m x 2.49m)

Sitting Room 12' 10" x 12' 1" (3.90m x 3.69m reducing to 2.93m)

Kitchen/Breakfast Room 15' 4" x 12' 0" (4.67m x 3.65m reducing to 1.87m)

Utility Room 6' 11" x 5' 0" (2.10m x 1.52m)

WC 3' 5" x 6' 11" (1.04m x 2.10m)

Rear Lobby 2' 11" x 6' 2" (0.88m x 1.88m)

Bedroom 16' 10" x 7' 7" (5.12m x 2.32m)

Shower Room 6' 11" x 4' 7" (2.11m x 1.39m)

Landing 9' 4" x 8' 3" (2.85m x 2.52m)

Bedroom 12' 1" x 12' 3" (3.68m x 3.74m)

Bedroom 12' 2" x 8' 0" (3.70m x 2.45m)

Bedroom 8' 2" x 9' 5" (2.49m x 2.86m)

Bathroom 8' 2" x 4' 7" (2.49m x 1.39m)

Rear Garden

Driveway

Garage

Additional Information:

Council Tax Band: D

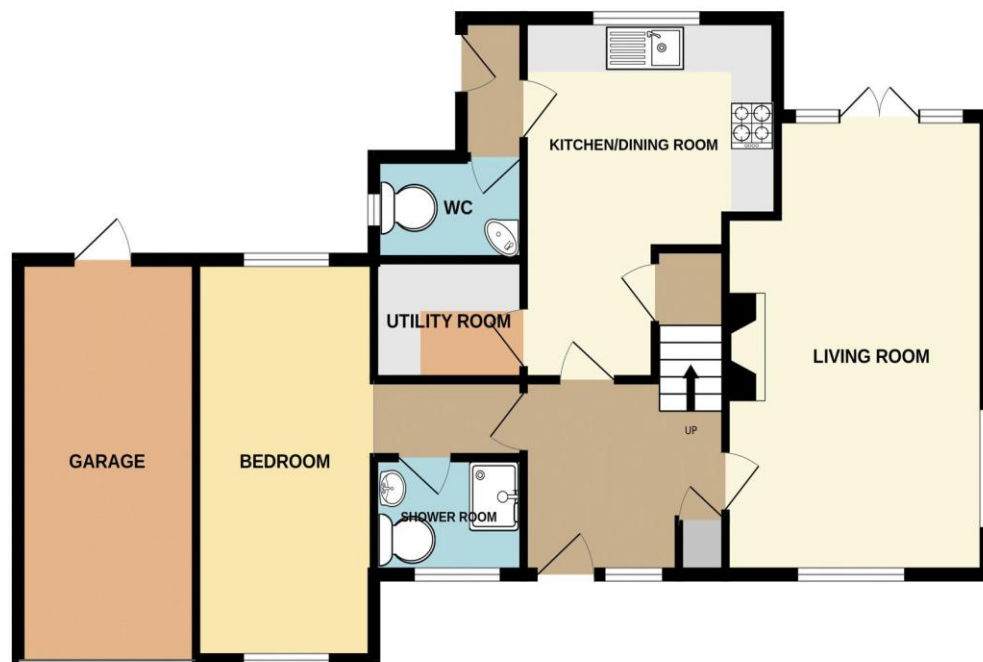
EPC Rating: D

Tenure: Freehold

Guide Price £500,000
Freehold



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1238sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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