



Thetford Road, Coney Weston, Suffolk, IP31 1DN

MARK · EWIN
BURY ST EDMUNDS

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A detached bungalow situated in the charming village of Coney Weston, offering delightful rear views and ample off-road parking.

The property is beautifully presented throughout and features an entrance hall, cloakroom, open-plan kitchen, sitting and dining room, three bedrooms, and a modern shower room.

The kitchen includes an attractive range of wall and base units with a built-in oven, hob, and extractor. The sitting room features a wood burner for added warmth and character, along with French doors opening into a conservatory that overlooks the rear garden. The dining area also enjoys French doors that lead directly onto the courtyard, creating a bright and welcoming living space.

Outside, the front garden is mainly laid to lawn with a driveway providing generous off-road parking and access to the garage. The rear garden is particularly appealing, laid to lawn with raised beds, decking, and a summerhouse.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

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

Services: Mains Electric, Water & 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 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 10' 1" x 11' 9" (3.07m x 3.58m)

Cloakroom 6' 0" x 3' 0" (1.83m x 0.92m)

Sitting Room 20' 5" x 13' 4" (6.23m x 4.06m)

Dining Area 9' 10" x 9' 11" (3.00m x 3.03m)

Kitchen 10' 8" x 10' 0" (3.24m x 3.04m)

Bedroom 9' 9" x 14' 9" (2.98m x 4.49m)

Bedroom 9' 9" x 11' 6" (2.96m x 3.50m)

Bedroom 9' 9" x 10' 0" (2.98m x 3.04m)

Shower Room 6' 5" x 6' 4" (1.95m x 1.93m)

Conservatory 17' 6" x 8' 11" (5.33m x 2.73m)

Front & Rear Gardens

Driveway

Double Garage 16' 2" x 16' 4" (4.94m x 4.97m)

Additional Information:

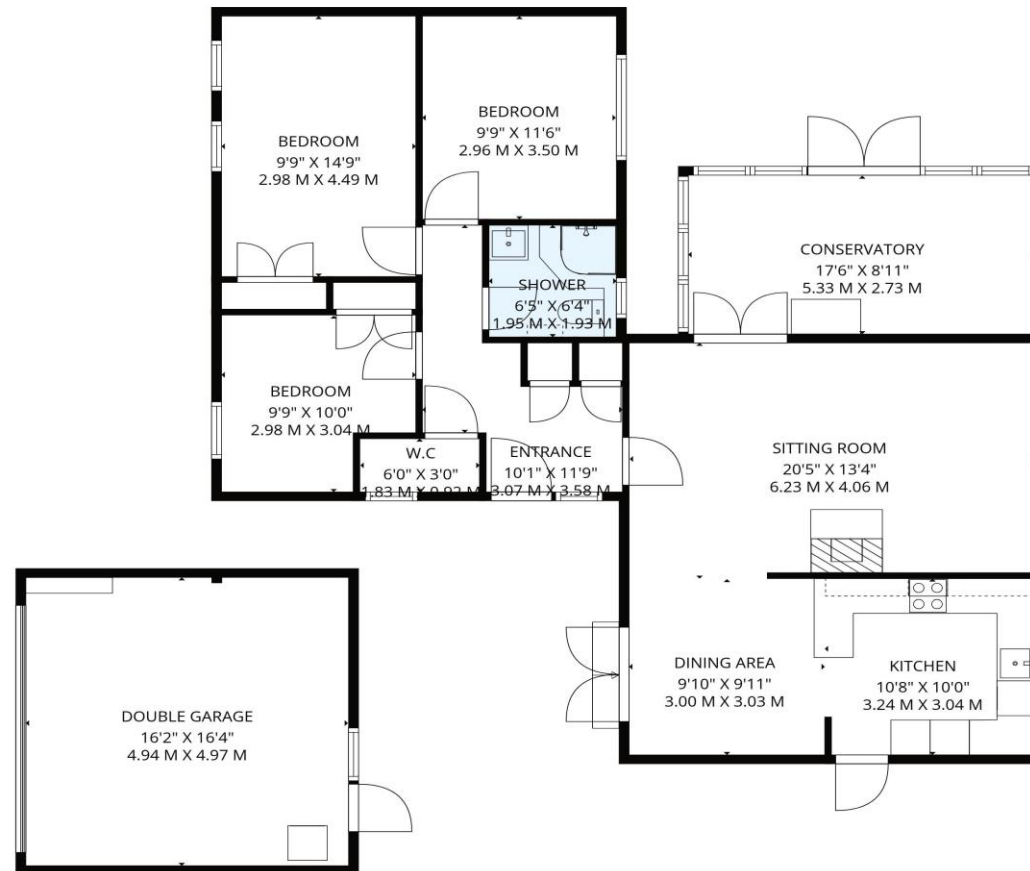
Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Offers Over £375,000
Freehold





TOTAL: 1436 sq. ft, 133 m2
FLOOR 1: 1436 sq. ft, 133 m2
EXCLUDED AREAS: DOUBLE GARAGE: 265 sq. ft, 25 m2, WALLS: 136 sq. ft, 13 m2

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



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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