



Coney Weston Road, Sapiston, Suffolk, IP31 1RX

**MARK · EWIN**  
BURY ST EDMUNDS



## Coney Weston Road, Sapiston, Suffolk, IP31 1RX

A detached, five-bedroom chalet bungalow offers flexible accommodation, off-road parking and a double garage.

On the ground floor the accommodation offers an entrance hall, sitting room, kitchen/dining room with access to the garden, a master bedroom to include a dressing area and en suite bathroom. There is also a further two bedrooms and family bathroom, the bathroom also leads directly to the bedroom allowing for use as an ensuite. On the first floor the property offers another two double bedrooms each with an en-suite shower room and eaves storage.

Outside the front garden is laid to lawn with a variety of shrubs and trees. An in and out driveway provides ample off-road parking for multiple vehicles and leads to a double garage. At the rear, the garden is mainly laid to lawn with a paved patio area and rear access to the garage.

### 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 Gas, Electric, Water & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



### Directions

Leave Bury St Edmunds along the A143 towards Diss going over the first roundabout and at the second roundabout turn left onto the A1088 toward Thetford. Continue along this road and upon entering the village of Honington and turn right onto Sapiston Road. Continue along this road where the property can be found on the left.

### Location

Sapiston is a small village approximately 10 miles from Bury St Edmunds and 6 miles from Thetford. 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

Sitting Room 12' 6" x 14' 9" (3.8m x 4.5m)

Kitchen Diner 20' 0" x 9' 5" (6.1m x 2.86m)

Master Bedroom 11' 2" max 8' 6" min x 19' 4" (3.4m x 5.9m)

En-suite 10' 6" x 5' 7" (3.2m x 1.7m)

Bedroom Four 11' 11" x 11' 5" (3.64m x 3.49m)

Bedroom Five 8' 10" x 8' 6" (2.7m x 2.6m)

Family Bathroom

First Floor

Bedroom Two 20' 0" max 16' 9" min x 14' 5" (6.1m x 4.4m)

En-suite

Bedroom Three 13' 1" x 14' 5" (4.m x 4.4m)

En-suite

Enclosed Gardens

Double Garage

## Additional Information:

Council Tax Band: E

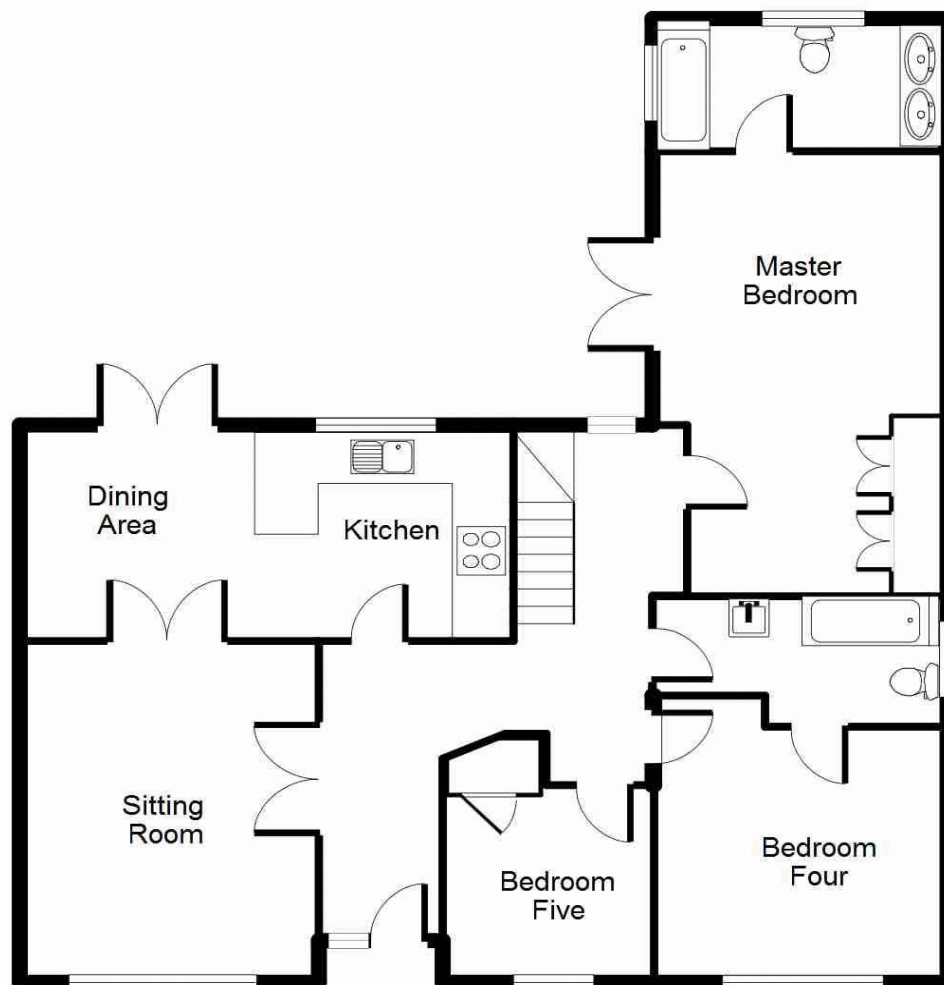
EPC Rating: C

Tenure: Freehold

Offers Over £500,000  
Freehold







**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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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