



Fairview

Thetford Road | Coney Weston | Bury St. Edmunds |

FINE & COUNTRY
fineandcountry.com™

Fairview

With its generous layout, stylish presentation and expansive gardens, Fairview offers the perfect setting for family life in the peaceful and friendly village of Coney Weston. This beautifully appointed four-bedroom detached home features an impressive open-plan kitchen, dining and family room overlooking the garden, along with three elegant reception rooms and a master bedroom with en-suite. Standing in gardens approaching half an acre, with a garage, cart lodge and additional outbuildings, Fairview is an exceptional opportunity to enjoy space, comfort and village charm.





Step Inside

Welcome to Fairview — a beautifully presented family home offering space, warmth and versatility throughout. The reception hallway sets the scene with its smart oak-effect Amtico herringbone flooring and practical built-in storage, opening through glazed French doors to the wonderful open-plan kitchen and family area — truly the heart of the home. This bright and sociable space is perfect for both family life and entertaining, featuring plenty of cupboard space, a large central island, room for a range cooker and a dining/ family area overlooking the established private garden. Bi-fold doors open onto the sun deck and pergola, making it easy to enjoy outdoor living all year round. The house also offers several reception rooms to suit every occasion, a cosy lounge with a wood-burning stove for winter evenings, a formal dining room ideal for family meals or home working, and a snug/playroom for relaxation or children's play. A utility room, cloakroom and side hallway add practical convenience, keeping the household running smoothly.

Upstairs, there are four generous bedrooms, each well-decorated and comfortable. The main bedroom benefits from fitted wardrobes and a recently refurbished en-suite shower room, while the family bathroom has also been stylishly updated with a shower-bath combination and contemporary fittings.





Step Outside

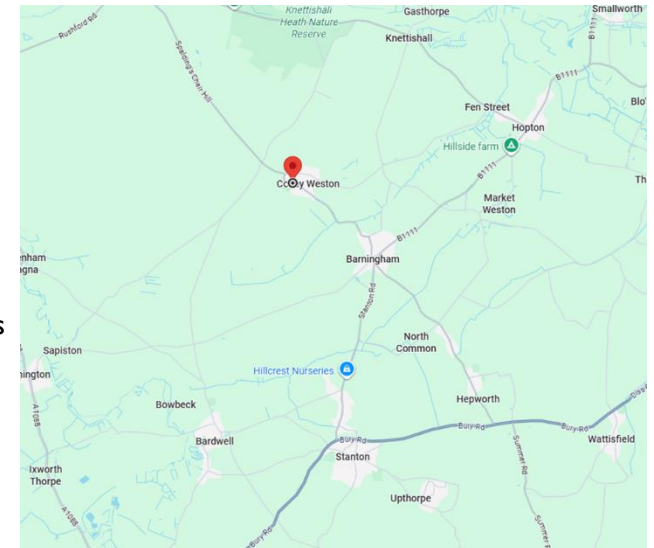
Set on a generous plot of around 0.43 acres (subject to survey), Fairview enjoys a lovely non-estate position with plenty of outdoor space for family life. Double timber gates open to a wide shingled driveway, providing parking for several vehicles and access to a garage and open-bay cart lodge.

The rear garden is a delight — spacious, private and mostly laid to lawn, with mature trees, shrubs and lots of space for children to play. A large timber sundeck and covered pergola create a fantastic area for summer barbecues or simply relaxing in the sunshine. At the far end of the garden, two large outbuildings provide brilliant flexibility — perfect for use as workshops, storage or hobby spaces. These include a garage/workshop (5.30m x 6.50m) and a double garage (6.0m x 5.25m), both with power and lighting.



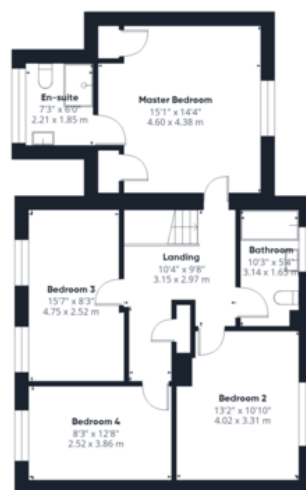
Location

The village benefits from its own bowls green, village hall and children's playing fields. Coney Weston is surrounded by similarly attractive villages and there are many key walking routes, including the National Trail Peddars Way. The vibrant market town of Bury St Edmunds provides an array of shops, restaurants, cinemas, theatres, and year-round events for all the family.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2333 ft²
216.8 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Services:

- EPC – C
- Council Tax Band – D
- Oil Fired Central Heating
- Mains Electricity
- Mains Water
- Mains Drainage
- Fibre To The Cabinet
- Wood Burning Stove



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com

