



Crown Lane, The Street, Coney Weston

Sheridans



Crown Lane, The Street, Coney Weston IP31 1HG

Guide Price £635,000

A beautifully situated four bedroomed detached house offering spacious accommodation in delightful gardens. Set in 0.45 of an acre.

Built about 27 years ago to a high standard, this splendid individual detached house, provides spacious accommodation with well-proportioned rooms and attractive features throughout. The house is tucked away along a small no-through lane in one of the most desirable settings, in the pretty rural village of Coney Weston.

With no onward chain, double glazing and oil fired central heating, the accommodation comprises of a traditional oak entrance door opening to a more recently built vaulted entrance hall with oak floor and door leading to the reception hall, with stairs off to the first floor, built-in cupboard and door to the study with window to front. The sitting room is a wonderfully spacious reception room with fireplace with wood-burning stove and large bay window overlooking the front gardens. An inner hallway leads to the separate dining room with window to side and French doors to rear. The well-equipped kitchen breakfast room is fitted with an extensive range of units beneath granite preparation surfaces, complemented by built-in appliances including oven and hob. A large separate utility room is a very useful space, leading to the rear hall which has separate doors out to the rear garden, cloakroom and adjoining garaging.

On the first floor, a spacious landing with built-in cupboard leads to the the principal bedroom with built-in wardrobe, complemented by an en-suite shower room. The three remaining bedrooms are served by a spacious family bathroom with bath and separate shower enclosure, completing the accommodation.

Outside

The house is approached along a sweeping gravel driveway providing plenty of vehicle parking, turning space and access to the garage and to the more recently built oak framed and weather boarded cartlodge garage with adjoining workshop. The gardens are a particular feature of the house, being mostly laid to lawn and stocked with an abundance of flowering plants, shrubs and a variety of mature trees. The south facing gardens offer a good degree of privacy and include a summer house and garden shed. A large paved terrace also creates an ideal area for outdoor entertaining.

Location

The property enjoys probably one of the best spots within the village set back from The Street in a private setting along a small lane. Coney Weston - a popular village with a thriving local community spirit and facilities including local village pub and church. Situated midway between Bury St Edmunds, Diss and Thetford the village is well-positioned for access to the main road networks and the main line rail link to London via Diss/Stowmarket. There are also rail connections from Thetford to Cambridge and Ely.

- Beautifully situated detached house - no onward chain
- Detached second garage and workshop
- Delightful South facing gardens of around 0.45 of an acre
- Spacious accommodation, oak flooring, feature fireplace and wood-burning stove
- Reception hall
- Cloakroom, utility
- Sitting room, dining room
- Well-equipped kitchen breakfast room
- Four generous bedrooms
- Family bathroom, en-suite shower room

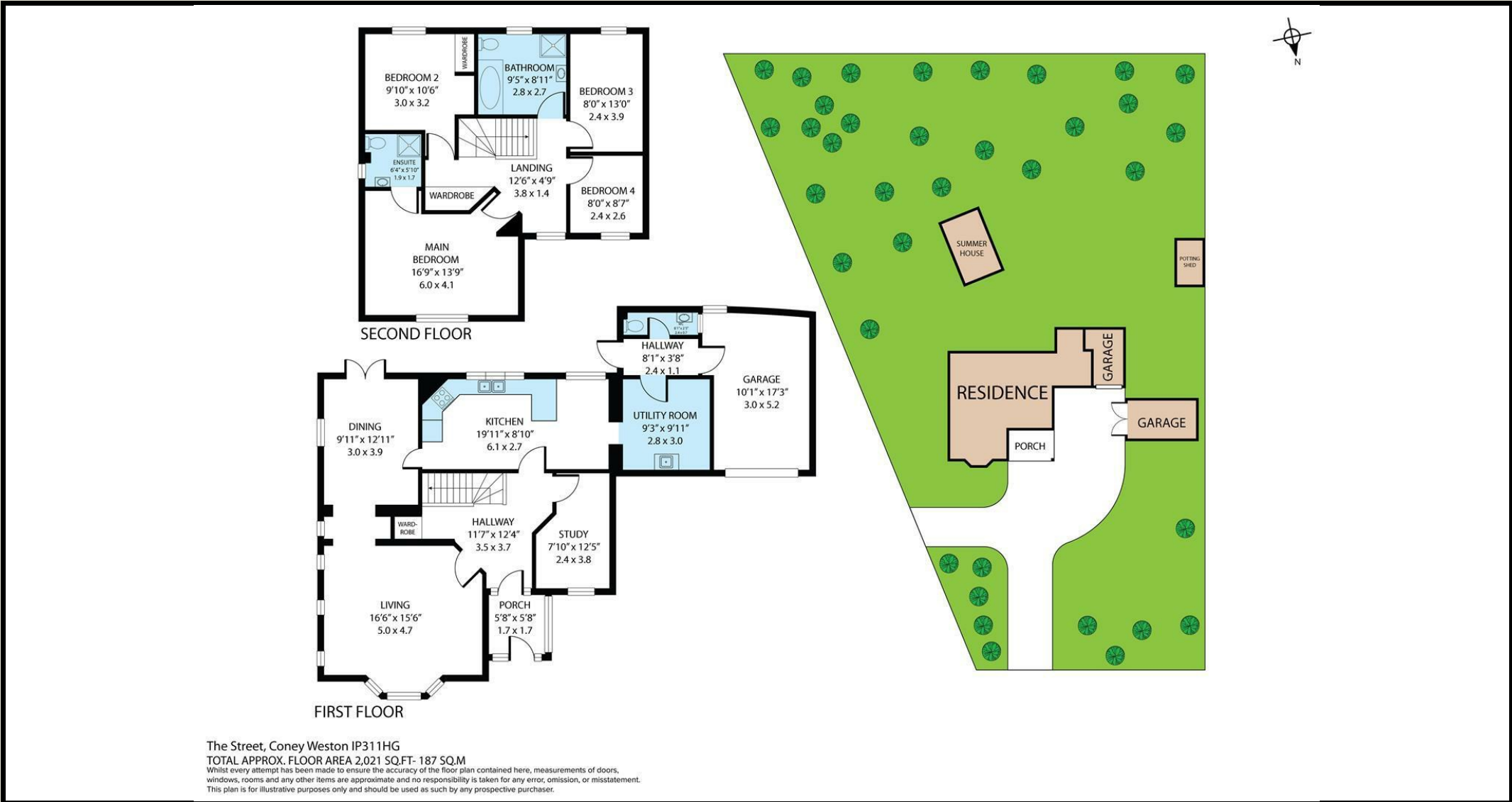
Directions

When proceeding from the centre of the village along The Street, take the turning on the right into Crown Lane, where the house will be found further on the left-hand side.

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Double glazing. Council Tax Band E.





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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