



The Street, Coney Weston

Sheridans



The Street, Coney Weston IP31 1HG

Guide Price £495,000

A detached four bedroomed family house complemented by generous south facing gardens and a delightful village setting.

Understood to have been built about 57 years ago and extended in more recent years, this delightful detached house provides spacious, well-proportioned accommodation possessing a light and airy atmosphere, complemented by wonderful gardens and an attractive setting within the popular village of Coney Weston.

Benefitting from oil fired radiator central heating, the accommodation currently in brief comprises of an entrance hall with stairs off to first floor, built-in cloaks cupboard and door to the spacious dual aspect sitting room with fireplace and sliding glass doors opening to the rear gardens. The separate dining room is an ideal reception for entertaining and the well-equipped kitchen breakfast room is fitted with an extensive range of units providing plenty of drawer and cupboard space with built-in appliances. A useful shower room completes the ground floor accommodation.

On the first floor is a landing with airing cupboard and leading to the four comfortable bedrooms, family

bathroom and separate cloakroom. The first floor accommodation is completed by a spacious en-suite bathroom with separate shower enclosure, serving the principal bedroom.

Outside

The house is approached along a shingle driveway providing extensive vehicle parking, turning space and access to the carport and single garage. The front gardens are mostly laid to lawn and include a magnificent Chestnut Tree. Gated side access leads to the delightful south facing rear gardens stocked with an abundance of flowering plants, shrubs and mature trees, providing an excellent degree of privacy. The gardens include a paved terrace creating an ideal area for outdoor entertaining beneath smart electric roller blinds creating plenty of shade during the summer months.

Location

Coney Weston is a popular village with a thriving local community spirit and facilities including local village pub, bowling green, village hall 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.

- Delightful south facing gardens providing a good degree of privacy
- Driveway providing plenty of vehicle parking and turning space
- Carport, garage
- Prime location within popular village
- Dual aspect sitting room
- Dining room
- Kitchen breakfast room
- Four bedrooms
- En-suite bathroom, family bathroom
- Shower room, cloakroom

Directions

When proceeding from the centre of the village along The Street, the house will be found further on the right-hand side before the village hall.

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council Tax Band E EPC Rating: D.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
 19 Langton Place,
 Bury St Edmunds, IP33 1NE
 Tel: 01284 700 018

Knightsbridge London Office
 45 Pont Street,
 London, SW1X 0BD
 Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290
 VAT Number: 794 915 378



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