



**Thetford Road, Coney Weston, Bury St. Edmunds, IP31 1DN**

**welcome to**

**Thetford Road, Coney Weston, Bury St. Edmunds**

In the ever popular village of Coney Weston, this spacious detached bungalow has plenty to offer! With three good sized bedrooms, a guest W.C and accessible shower room, modern and well presented accommodation and well maintained gardens to both the front & rear, viewing is essential!



## Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

## The Accommodation

Entrance door to:

### Entrance Hall

With door to front and built in airing cupboard.

### Cloakroom

With low level W.C, window to rear and radiator.

### Lounge

19' x 11' 9" ( 5.79m x 3.58m )

With working fireplace, TV point, window to front and radiator.

### Kitchen / Diner

20' 8" max. x 11' plus recess. ( 6.30m max. x 3.35m plus recess. )

With a range of fitted units with work surface over, electric oven, electric hob, stainless steel sink unit with mixer tap over and dual aspect windows to both the rear and side.

### Utility Room

With stainless steel sink unit with mixer tap over, space for fridge/freezer and window to rear.

### Former Garage

With door to front.

### Bedroom One

12' 5" max. x 9' 11" plus recess. ( 3.78m max. x 3.02m plus recess. )

With window to rear and radiator.

### Bedroom Two

11' 2" x 8' ( 3.40m x 2.44m )

With window to front and radiator.

### Bedroom Three

9' 4" x 6' 11" ( 2.84m x 2.11m )

With window to rear and radiator.

### Shower Room

With W.C, wash hand basin, shower cubicle, radiator and window to rear.

## Outside

To the rear of the property is a garden which is mainly laid to lawn with a paved patio area, various shrubs and flowers throughout, two sheds, summer house and potting shed.



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welcome to

## Thetford Road, Coney Weston, Bury St. Edmunds

- Spacious Detached Bungalow
- Well Presented Throughout
- Lovely Front and Rear Gardens
- Modern Kitchen/Diner
- Guest W.C & Shower Room
- Popular Location
- Three Bedrooms
- Viewing is Essential!

Tenure: Freehold EPC Rating: F

Offers Over

**£400,000**



Please note the marker reflects the  
postcode not the actual property

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