



The Street, Market Weston, Suffolk IP22 2NZ

MARK · EWIN
BURY ST EDMUNDS

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A three-bedroom detached bungalow, in need of some modernisation and ideally situated within the sought-after village of Market Weston, offering spacious and versatile accommodation together with beautifully maintained wrap-around gardens and ample off-road parking.

The property is approached via a generous driveway providing parking for multiple vehicles and leading to a useful car port. Internally, the accommodation is well-proportioned, comprising an entrance hall, a comfortable sitting room opening seamlessly into the dining room, creating an ideal space for both everyday living and entertaining. The fitted kitchen is well-appointed and complemented by a rear lobby, cloakroom/WC, and a delightful conservatory enjoying pleasant views over the garden.

There are three good-sized bedrooms, with the principal bedroom benefitting from an en-suite shower room, while a family bathroom serves the remaining accommodation.

Externally, the property enjoys particularly attractive wrap-around gardens, predominantly laid to lawn and thoughtfully stocked with a variety of mature flowers, shrubs, and fruit trees. A paved patio area provides the perfect spot for entertaining, whilst a charming summerhouse further enhances the appeal of the garden.

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 Electric, Water & Drainage.

Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds along the A143 towards Diss going through the villages of Great Barton and Ixworth. Upon entering the village of Stanton turn left onto Barningham Road along the B1111 and continue towards the village of Hopton. At the crossroads, turn right into The Street and the property can be found on the right hand side.

Location

Market Weston is conveniently positioned between Bury St Edmunds and Diss and benefits from easy access to local schools, independent shops, pubs, and everyday amenities in neighbouring villages and towns, while the A143 provides straightforward links across Suffolk and Norfolk.

Accommodation:

Hallway 26' 1" x 3' 5" (7.95m x 1.04m)

Sitting Room 14' 0" x 13' 0" (4.26m x 3.96m)

Dining Room 14' 8" x 9' 9" (4.46m x 2.96m)

Kitchen 12' 11" x 10' 10" (3.94m x 3.31m)

Bedroom 12' 11" x 11' 4" (3.94m reducing to 2.51m x 3.46m reducing to 2.56m)

Bedroom 13' 0" x 9' 7" (3.95m x 2.92m)

Bedroom 13' 1" x 5' 10" (4.00m x 2.79m)

Ensuite 5' 1" x 4' 4" (1.55m x 1.31m)

Shower Room 6' 11" x 5' 10" (2.12m x 1.78m)

WC 5' 0" x 3' 7" (1.53m x 1.10m)

Rear Lobby 6' 1" x 4' 6" (1.85m x 1.37m)

Conservatory 11' 0" x 9' 11" (3.36m x 3.01m)

Rear Garden

Driveway & Carport

Additional Information:

Council Tax Band: D

EPC Rating: E

Tenure: Freehold

**Offers Over £375,000
Freehold**



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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