

FOR SALE



The Street, Coney Weston IP31 1HG

3 / 4 Bedrooms, 2 Bathroom, Detached Home

Offers In Excess Of £400,000 - FREEHOLD


MARTIN&CO



- 3/4 Bedrooms
- 23" Refitted Kitchen Breakfast Room
- 23" L Shape Lounge Diner
- Ground Floor Shower Room
- Woodburner
- Generous Private Garden
- EPC To Be Confirmed
- Driveway, Garage & Workshop

A spacious detached chalet bungalow in the charming village of Coney Weston, offering space, flexibility and privacy in equal measure. Flexible 3 to 4 bedroom layout with L shaped lounge diner, large additional reception or ground floor bedroom, shower room, plus three first floor bedrooms, bathroom and separate WC. Set on a generous, private plot with ample parking, garage and substantial workshop. A true blank canvas ready for someone to add their personal touch and elevate it to the next level. Perfect for growing families, multi generational living or anyone craving room to breathe.

Opportunities with this much flexibility are rare. Bring your vision.

Book a viewing and start creating something special.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL: Stairs to first floor, radiator, under stairs storage cupboard.

L-SHAPED LOUNGE/DINER: 23' 04" max, 10' 05" min, (7.11m/3.18m) x 22' 05" max, 11' 08" min (6.83m/3.56m) Light and airy room, windows to front rear and side. French doors to garden, radiator, wood burner with wooden mantle over, fully tiled hearth, TV point.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KITCHEN/BREAKFAST ROOM: 23' 01" x 13' 00" max, 11' 02" min (7.04m x 3.96m /3.4m) 1.5 inset stainless steel drainer, mixer tap over, cupboard under, range of wall mounted units, work surfaces with units under, upstand, tiled splash backs, electric Range cooker, hood over, recessed cupboard with shelves, plumbing for washing machine, breakfast bar, dual aspect room with windows to front and rear. Walk-in pantry.

BATHROOM: Pedestal wash hand basin, tiled splash backs, window to rear, radiator, light and shaver socket.

SEPARATE WC: Low level WC, window to rear.

OUTSIDE: To the front, the garden is laid predominantly to lawn with established planted borders. There is a summer house and driveway leading to:-

REAR LOBBY: 6' 09" x 7' 00" (2.06m x 2.13m) Window to rear, door to garden, boiler.

GARAGE: 22' 02" x 12' 01" (6.76m x 3.68m) With electric roll up doors, light and power connected.

SHOWER ROOM: High level WC, wash band basin, shower cubicle, wall mounted Dimplex heater, tiled splash backs, window to rear.

WORKSHOP: 21' 01" x 12' 01" (6.43m x 3.68m) With work bench, window to rear, light and power connected, enclosed log store. The rear garden is laid to lawn with gate to front, apple tree, side gate to side garden with a patio area.

RECEPTION / BEDROOM ONE: 14' 06" x 12' 00" (4.42m x 3.66m) Window to front and side, electric heater.

ENERGY PERFORMANCE RATING: TBC A copy of the report is available upon request.

FIRST FLOOR LANDING: Window to front.

ADDITIONAL INFORMATION:

BEDROOM TWO: 13' 00" x 11' 08" max, 11' 00" min (3.96m x 3.56m/3.35m) Window to side, radiator, eaves storage cupboard.

Council Tax Band: E

Local Authority: West Suffolk

Mains water, drains, and electricity connected

Vacant Possession on Completion

BEDROOM THREE: 13' 00" x 11' 05" (3.96m x 3.48m) Windows to side and rear, double wardrobe, shelved cupboard.

VIEWING ARRANGEMENTS: Strictly by appointment with the Sales Agent. Please call Martin & Co on 01284 701511 to book a viewing.





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Accuracy: References to the Tenure of a 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

