Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

The Retreat, Thetford Road, Coney Weston, Bury St. Edmunds, Suffolk, IP31 1DN

This individually designed detached bungalow occupies a pleasant village setting, backing onto an enclosed paddock.

The property is being sold with the benefit of having NO UPWARD CHAIN and will require elements of updating – making it perfect for anyone wanting to 'put their own stamp' on a home. There is also plenty of space to extend – so the bungalow could also be the start of someones' 'Grand Design'.

- 3 Bedroom detached bungalow occupying a non estate setting
- Offering potential to be extended and for some updating
- Oil fired central heating, uPVC sealed unit glazing
- Reception hall, sitting room with open fire place
- Spacious kitchen/diner, utility room, cloakroom, bathroom
- Established gardens, open views, single garage, ample parking

Guide Price £340,000

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General Information

The property occupies a pleasant non-estate location close to the village centre. Coney Weston has a public house, church and recreation ground. The neighbouring village of Barningham has a shop, post office, public house and primary school. For more information about Coney Weston take a look at the village website https://coneyweston.suffolk.cloud/.

Open countryside is never far away making the bungalow ideal for anyone who likes countryside walks. The historic market town of Bury St Edmunds is approximately 13 miles away and the thriving and picturesque market town of Diss, with its mainline rail link to London, is just 12 miles to the North. Thetford is around 6 miles away.

As previously mentioned, the property is of an individual design and provides a good level of accommodation. Whilst the bungalow has been generally well maintained, potential now exists for a little updating making it something of a blank canvass. For those people looking for a larger property, we believe the bungalow also offers the opportunity to be extended, making it perfect for anyone wanting to enhance a home whilst significantly adding to its value.

The property, which is served by oil fired central heating and uPVC sealed unit glazing, is being sold with the benefit of having NO UPWARD CHAIN, although is subject to Probate which has already been applied for.

The spacious reception hall gives access to all 3 bedrooms, the family bathroom, sitting room and dining room. The sitting room is of a generous size and includes a large picture window overlooking the front gardens and a brick chimney feature with working open fireplace. The kitchen/dining room includes space for a large dining table and plenty of cupboards and worktop surface. There is an integrated ceramic hob and an eye level built-in oven. A door gives access to a rear lobby with cloakroom off. There is a door to the garden, garage and useful utility room which also houses the oil fired boiler. There are 3 bedrooms and a bathroom with a separate shower cubicle.

Outside
The bungalow is set back well from the road with established front gardens and a driveway that provides parking for a number of cars and access to the single garage. A side gate gives access to the rear gardens which are a notable feature of the property and include a wide variety of shrubs and trees. The gardens back onto an enclosed paddock and include a greenhouse and patio area.

Directions
From Bury St. Edmunds proceed on the A143 Diss Road. Continue through Great Barton, and by- pass Ixworth. On reaching Stanton turn left signposted Barningham. Continue to Barningham and turn left, by the shop/post office at the crossroads. Stay on this road and follow the signs to Coney Weston. On entering the village the property will eventually be seen on the right hand side after The Swan public house and indicated by our for sale board.

Reception Hall 11'0 x 8'7 (3.35m x 2.62m)

Sitting Room 19'0 x 11'9 (5.79m x 3.58m)

Dining Area 10'11 min x 9'7 (3.33m min x 2.92m)

Kitchen Area 11'0 x 10'11 (3.35m x 3.33m)

Utility 10'3 x 5'4 (3.12m x 1.63m)

Cloakroom

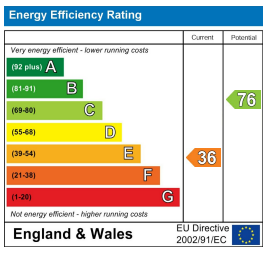
Bedroom 1 12'3 x 11'2 max (3.73m x 3.40m max)

Bedroom 2 11'2 x 7'10 (3.40m x 2.39m)

Bedroom 3 9'2 x 6'10 (2.79m x 2.08m)

Bathroom 9'2 min x 5'5 (2.79m min x 1.65m)

Garage 14'2 x 8'11 (4.32m x 2.72m)



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Utility
B
Lobby
Garage
Kitchen Area
Bedroom 3
Bedroom 1
Reception Hall
Dining Area
Bedroom 2
Sitting Room

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