

**DRAFT DETAILS**  
**CHIMBLEYS, 7 PADDOCK FARM, CONEY WESTON**  
**BURY ST. EDMUNDS**  
**IP31 1DS**

OPEN HOUSE (C & T) present: An extremely spacious attractive detached house, in plot of **OVER 1/4 OF AN ACRE** (sts), in popular NE village. Hall, Cloakroom, Lounge with Fireplace, Study/Playroom, Dining Room, Kitchen/Breakfast, 4 Bedrooms, Bathroom, Shower Room, Double Garage, Generous Parking, Large Mature Gardens, **VIEW ASAP**.



2182

**Price Guide £575,000**

HALL, RE-FITTED CLOAKROOM, SITTING ROOM WITH OPEN FIREPLACE, LOUNGE/STUDY/PLAYROOM, LARGE DINING ROOM, RE-FITTED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, 4 BEDROOMS, BATHROOM, RE-FITTED SHOWER ROOM, DOUBLE GARAGE, EXTENSIVE PARKING, PLOT IN EXCESS OF 1/4 OF AN ACRE (sts) WITH LARGE PRIVATE REAR GARDEN, FURTHER SCOPE TO EXTEND (STP), OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE. EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
**01284 769691 • 07803 138123**  
**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** From Bury St Edmunds, proceed along the A143 towards Diss. Continue through Great Barton and Ixworth. On reaching Stanton, turn left signposted towards Barningham. On reaching Barningham, turn left, next to the Post Office/Store, towards Coney Weston, and proceed towards the village. Turn right into Paddock Farm and continue along. Turn right and proceed to the end, where the property is located, set back behind a long driveway.

**HALL :** Approached via gabled outer canopy with UPVC part glazed front door. Staircase to first floor, with open area beneath, built-in cloaks cupboard, downlights, telephone point, radiator, UPVC window to front.

**CLOAKROOM :** Re-fitted with white suite comprising wc with concealed cistern, vanity unit wash basin with mixer tap, tiled splashbacks, tiled floor, chrome vertical radiator/towel rail, UPVC frosted window to front.

**SITTING ROOM : 5.74m (18'10") x 4.09m (13'5")** The focal point being the brick open fireplace with brick hearth and timber mantle, TV point, two radiators, UPVC windows to front and rear, arch to:

**LOUNGE/STUDY/PLAYROOM : 4.04m (13'3") x 3.63m (11'11")** Wall light points, radiator, two UPVC leaded windows to front, sliding double glazed patio door to rear garden.

**DINING ROOM : 4.55m (14'11") max x 3.63m (11'11")** Radiator, UPVC window to rear.

**KITCHEN/BREAKFAST ROOM : 4.09m (13'5") x 3.63m (11'11")** Re-fitted with range of high-gloss base and wall mounted units, granite work surfaces, inset one and a half bowl stainless steel Franke sink unit with 'swan-neck' style mixer tap, tiled splashbacks, inset Bosch induction hob with Bosch stainless steel and glass cooker canopy over, built-in Neff electric oven/grill, built-in Bosch microwave, integrated Bosch dishwasher, centre island unit breakfast bar with pan drawers, tiled floor, LED downlights, radiator, UPVC leaded windows to side and rear.

**UTILITY ROOM : 2.46m (8'1") x 1.96m (6'5")** Range of base and wall mounted units, work surface, inset single drainer stainless steel sink unit with 'swan-neck' style mixer tap, tiled splashbacks, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, tiled floor, meter box with consumer unit, UPVC window to front, UPVC part glazed door to side.

**FIRST FLOOR LANDING :** Access to part boarded loft space with ladder and light, LED downlights, radiator, two UPVC windows to front.

**BEDROOM 1 : 4.09m (13'5") x 3.66m (12'0")** Full room-width built-in wardrobes, incorporating built-in double airing cupboard housing hot water tank, TV point, telephone point, wall light points, radiator, UPVC window to rear.

**BEDROOM 2 : 3.96m (13'0") x 3.66m (12'0")** Built-in double wardrobe, radiator, UPVC window to rear.

**BEDROOM 3 : 3.63m (11'11") x 3.40m (11'2")** Built-in double wardrobe, radiator, UPVC window to rear.

**BEDROOM 4 : 3.00m (9'10") x 1.98m (6'6")** Telephone point, radiator, UPVC window to front.

**BATHROOM : 2.92m (9'7") x 1.96m (6'5")** Suite comprising panelled bath with mixer tap and shower attachment, vanity unit with inset wash basin with mixer tap, wc, fully tiled walls, tiled floor, downlights, chrome vertical radiator/towel rail, UPVC double glazed frosted window to front.

**SHOWER ROOM : 3.20m (10'6") max x 1.02m (3'4")** Re-fitted with white suite comprising tiled double shower enclosure with shower controls and folding glazed screen, vanity unit modern rectangular wash basin with mixer tap, wc, fully tiled walls, tiled floor, LED downlights, chrome vertical radiator/towel rail, UPVC frosted window to front.

**OUTSIDE :** The property stands in a mature total plot **IN EXCESS OF 1/4 OF AN ACRE** (sts), offering further potential to extend (stp), if desired. The front garden is enclosed by hedging, being laid mainly to lawn with borders and paved pathway. There is a large block paved driveway and turning area, providing vehicular standing for at least eight cars. This leads to a detached **DOUBLE GARAGE 5.51m (18'1") x 5.26m (17'3")**, with twin remote controlled electrically operated roller doors, power and light connected, eaves storage, consumer unit, water tap, oil boiler and personal door to side. To one side there is an area of garden with shingle bed, borders, **GREENHOUSE, TIMBER SHED** and plastic oil tank. Side access leads to the large rear garden, which affords a high level of privacy, being enclosed by fencing, hedging and mature trees. It is laid principally to extensive lawn with borders and two natural stone paved patio areas and pathways.

**BURY ST EDMUNDS & AREA :** Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and The Arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.





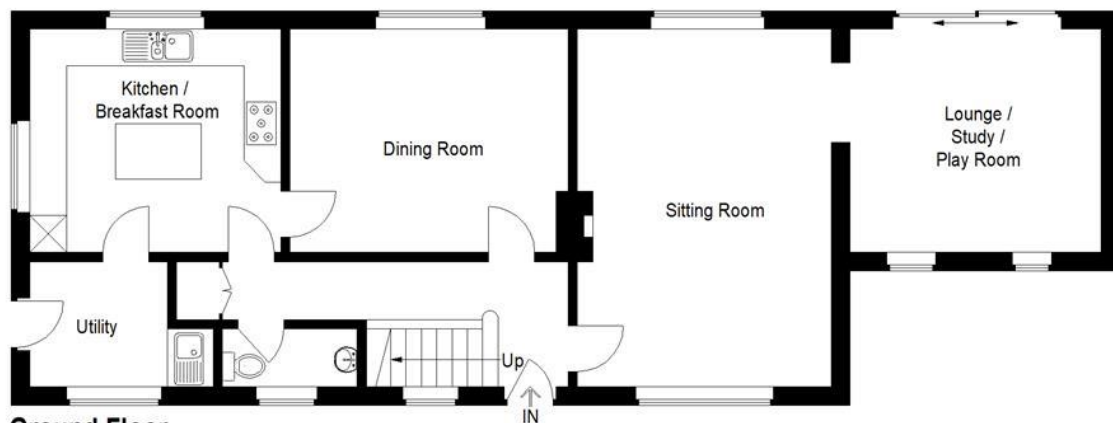






## Chimbleys, 7 Paddock Farm, Coney Weston

Approximate Gross Internal Area = 170.2 sq m / 1832 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**Energy performance certificate (EPC)**7 Paddock Farm  
Coney Weston  
BURY ST. EDMUNDS  
IP31 1DSEnergy rating  
**E**Valid until: 21 September 2031  
Certificate number: 8900-3828-0022-1028-3193

Property type

Detached house

Total floor area

165 square metres

**Rules on letting this property**

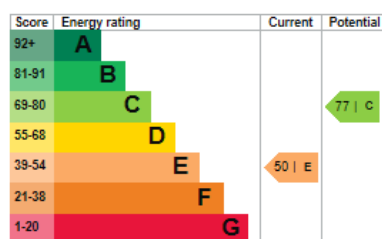
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy efficiency rating for this property**

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

**General Data Protection Regulations (GDPR)** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.