

**DRAFT DETAILS**  
**ORACABESSA, THE STREET, CONEY WESTON**  
**BURY ST. EDMUNDS**  
**IP31 1HG**

Coakley & Theaker (OH) present: An extended, spacious, well presented detached chalet, in approx 1/3 of an acre (sts), in popular NE village. Hall, Dining Room, Shower Room, Sitting Room, Splendid Kitchen/Dining/Family Room, 4 Bedrooms - 1 En-Suite, Re-fitted Bathroom, Ample Parking, Large Mature Gardens, Rural Views, **VIEW ASAP.**



2142

**Price Guide £550,000**

**\*\* REDUCED STAMP-DUTY \*\***

SPACIOUS HALL, DINING ROOM, REAR LOBBY, RE-FITTED SHOWER ROOM, SITTING ROOM - WOODBURNER, SPLENDID KITCHEN/DINING/FAMILY ROOM, 4 BEDROOMS - MASTER EN-SUITE, RE-FITTED BATHROOM, AMPLE PARKING, APPROX 1/3 OF AN ACRE PLOT (sts), FRONT, SIDE & REAR GARDENS, OVERLOOKING FARMLAND, AIR-SOURCE HEAT PUMP & RADIATOR HEATING, UPVC DOUBLE GLAZING, EARLY VIEWING ADVISED.

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

**BURY ST. EDMUNDS**  
**01284 769691 • 01449 737706**  
**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. Continue past The Swan pub, and proceed along. On reaching the junction, where there is a Village Sign, turn right into The Street, where the property is located after a short distance on the left, set well back from the road.

**SPACIOUS HALL : 5.59m (18'4") x 1.85m (6'1")** Approached via an outer canopy with part glazed sealed unit front door and glazed side panels. Polished oak floor, stairs to first floor, built-in understairs storage cupboard, consumer unit, downlights, radiator, circular 'porthole' window to rear.

**DINING ROOM : 6.35m (20'10") x 3.02m (9'11") + recess** A Polished oak floor will be laid, similar to those in the Sitting Room and Hall. Two radiators, UPVC windows to front and rear.

**REAR LOBBY :** Tiled floor, fully tiled walls, radiator, UPVC part glazed door to rear garden.

**SHOWER ROOM : 2.95m (9'8") x 1.63m (5'4")** Re-fitted with white suite comprising tiled walk-in double shower enclosure with glazed screen and shower controls, wc, half-pedestal wash basin with mixer tap, tiled floor, fully tiled walls, built-in storage cupboard, downlights, chrome vertical radiator/towel rail, two UPVC windows to rear.

**SITTING ROOM : 4.44m (14'7") x 4.01m (13'2") + recesses** The focal point being a fireplace with inset woodburner and log-storage area, granite plinth, two display recesses with granite plinths and downlights, TV point, telephone point, polished oak floor, radiator, UPVC windows to front and side.

**KITCHEN/DINING/FAMILY ROOM : 6.32m (20'9") x 5.56m (18'3")** A splendid modern contemporary living area, which would surely become the hub of this family home. Range of white high-gloss base and wall mounted units, work surfaces, inset 1 1/2 bowl sink unit with 'Swan-neck' style flexi-hose mixer tap, central island unit with breakfast bar, pan drawers and inset ceramic hob with stainless steel cooker canopy over, built-in Bosch electric double oven/grill, built-in microwave, recess with space for 'American-style' fridge/freezer, integrated dishwasher, plumbing for washing machine, space for tumble dryer, polished tiled floor, LED downlights, three radiators, two UPVC windows to front and side, UPVC window to rear, UPVC glazed double doors to side and garden.

**FIRST FLOOR LANDING :** Downlights, UPVC dormer window to rear.

**MASTER BEDROOM : 5.46m (17'11") + door recess x 3.25m (10'8")** Wood laminate floor, loft access, TV point, radiator, UPVC window to side.

**EN-SUITE: : 2.69m (8'10") x 1.40m (4'7")** In the process of being completed. Will have a modern white suite comprising tiled walk-in double shower enclosure with glazed screen and shower controls, vanity unit wash basin with mixer tap, wc, tiled splashbacks, tiled floor, extractor fan, radiator, UPVC dormer window to rear.

**BEDROOM 2 : 4.06m (13'4") x 2.62m (8'7") max** Built-in double wardrobe, built-in double airing cupboard housing wall mounted boiler and pressurised water system, wood laminate floor, eaves storage cupboard, loft access, downlights, radiator, UPVC window to side.

**BEDROOM 3 : 3.25m (10'8") x 2.69m (8'10")** Two built-in double wardrobes with dressing table, wood laminate floor, downlights, radiator, UPVC dormer window to front.

**BEDROOM 4 : 3.23m (10'7") max x 2.21m (7'3")** L-shaped room. Built-in wardrobe with overhead cabinet, wood laminate floor, radiator, UPVC dormer window to front.

**BATHROOM : 4.44m (14'7") x 1.40m (4'7")** A spacious room, with re-fitted white suite comprising panelled bath with mixer tap and shower attachment, tiled walk-in double shower enclosure with glazed screen and shower controls, vanity unit wash basin with mixer tap, wc, fully tiled walls, laminate tiled floor, downlights, extractor fan, radiator, UPVC dormer window to rear.

**OUTSIDE :** This property is situated set well back within its mature plot, which extends to approximately **1/3 of an Acre** (subject to survey). The property is approached via a sweeping shingle driveway and turning area, which provides parking space for numerous cars, or could provide standing for a caravan/trailer/boat etc. There would also be space for the erection of a Double Garage (subject to obtaining the necessary planning consents). To the front and side, the large garden offers a good level of privacy, being enclosed by hedging and laid principally to lawn with established trees and shrubs, shingle beds and seating area with raised brick planters. A gate provides side access to the rear garden, which backs onto open farmland, and affords splendid distant rural views. It is laid mainly to lawn, with generous paved patio area, **TIMBER SHED**, outside water tap and **AIR-SOURCE HEAT PUMP**.

**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 Millenium 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.









## Oracabessa, Coney Weston, IP31 1HG

Approximate Gross Internal Area = 169.1 sq m / 1820 sq ft



**First Floor**



**Ground Floor**

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



Oracabessa, The Street, Coney Weston, BURY ST. EDMUNDS, IP31 1HG

**Dwelling type:** Detached house **Reference number:** 8460-7023-7500-5103-3292  
**Date of assessment:** 17 July 2020 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 20 July 2020 **Total floor area:** 166 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 7,935</b>
<b>Over 3 years you could save</b>	<b>£ 3,426</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 378 over 3 years	
Heating	£ 6,639 over 3 years	£ 3,625 over 3 years	
Hot Water	£ 918 over 3 years	£ 606 over 3 years	
<b>Totals</b>	<b>£ 7,935</b>	<b>£ 4,509</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>{92 plus} <b>A</b></p> <p>{81-91} <b>B</b></p> <p>{69-80} <b>C</b></p> <p>{55-68} <b>D</b></p> <p>{39-54} <b>E</b></p> <p>{21-38} <b>F</b></p> <p>{1-20} <b>G</b></p> <p>Not energy efficient - higher running costs</p>	45	75

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 2,442
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 429
3 Heating controls (time and temperature zone control)	£350 - £450	£ 249

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

**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.