

DRAFT DETAILS
17 CONYERS WAY, GREAT BARTON
BURY ST. EDMUNDS
IP31 2SW

OPEN HOUSE (C & T) present: A well presented, spacious, established detached house, overlooking a green in this popular village, NE of Bury St Edmunds. Hall, Cloakroom, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, 3 Double Bedrooms - 1 En-Suite, Garage, Generous Parking, Front & Rear Gardens, **NO CHAIN, VIEW ASAP.**



2154

Price Guide £370,000

**** NO STAMP-DUTY ****

HALL, CLOAKROOM, LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN, UTILITY ROOM, 3 DOUBLE BEDROOMS - 1 EN-SUITE, GARAGE, GENEROUS PARKING, FRONT & WESTERLY-FACING REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, NO CHAIN, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

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DIRECTIONS : From Bury St Edmunds, proceed along the A143 towards Diss. Continue into Great Barton and turn left into School Road. Turn left into Conyers Way and follow the road along. The property is located after a short distance, in front of you on the bend, overlooking the green.

HALL : Approached via a gabled Outer Porch with tiled floor and UPVC part glazed front door. Stairs to first floor, built-in understairs storage cupboard, built-in airing cupboard housing hot water tank, radiator.

CLOAKROOM : White suite comprising wc, vanity unit with inset wash basin, tiled splashbacks, laminate tiled effect floor, shaverlight, extractor fan.

LOUNGE : 5.41m (17'9") x 3.99m (13'1") TV point, telephone point, wall light points, two radiators, UPVC window to front, sliding double doors to:

DINING ROOM : 3.30m (10'10") x 3.30m (10'10") Radiator, UPVC sliding patio door to:

CONSERVATORY : 3.33m (10'11") x 3.12m (10'3") Brick plinth, tiled floor, wall light points, panel heater, UPVC windows to sides and rear, UPVC glazed double doors to rear garden.

KITCHEN : 3.76m (12'4") x 2.51m (8'3") Range of base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit, inset ceramic hob with cooker hood over, built-in electric double oven/grill, space for fridge/freezer, tiled floor, plumbing for dishwasher, UPVC window to rear, part glazed door to:

UTILITY ROOM : 2.77m (9'1") x 2.62m (8'7") max L-shaped room. Base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer, tiled floor, built-in cupboard housing wall mounted Worcester gas boiler, radiator, door to Garage, UPVC window to rear, UPVC glazed door to rear garden.

FIRST FLOOR LANDING : Access to part-boarded loft space with ladder and light, radiator, UPVC window to side.

BEDROOM 1 : 4.34m (14'3") x 3.35m (11'0") Downlights, telephone point, radiator, UPVC window to rear.

EN-SUITE : White suite comprising tiled shower enclosure with shower unit, vanity unit with inset wash basin, fully tiled walls, tiled floor, downlights, extractor fan, chrome vertical radiator/towel rail.

BEDROOM 2 : 3.30m (10'10") + door recess x 3.20m (10'6") max Radiator, UPVC window to front.

BEDROOM 3 : 4.14m (13'7") x 2.54m (8'4") Built-in double wardrobe, radiator, UPVC window to rear.

BATHROOM : 2.77m (9'1") x 1.55m (5'1") + recess White suite comprising panelled bath with shower unit over and glazed screen, wc, vanity unit with inset wash basin, tiled splashbacks, laminate tiled effect floor, radiator, UPVC frosted window to front.

OUTSIDE : To the front the property overlooks a green, and the front garden is open plan, being laid mainly to lawn with borders. A block paved driveway provides vehicular standing for two cars, and leads to a **GARAGE: 5.13m (16'10") x 2.77m (9'1")**, with up and over style door, power and light connected, consumer unit, water tap and door to Utility Room. A gate provides side access to the Westerly-facing rear garden. This is enclosed by fencing, being laid principally to lawn with borders, paved patio area, **TIMBER SHED** and outside water tap.

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.

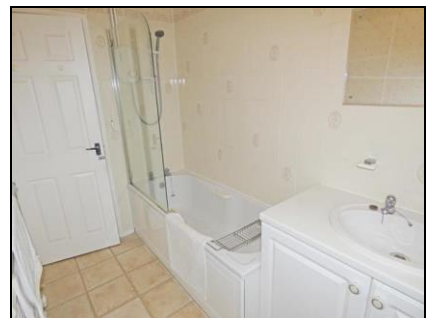
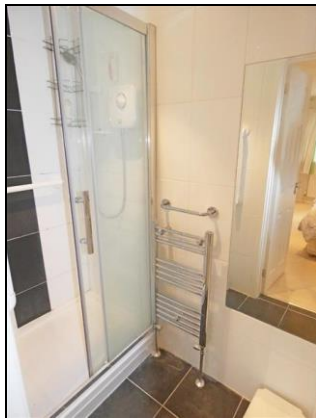
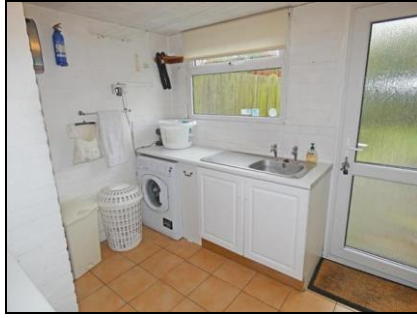
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, 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.







17 Conyers Way, Great Barton, IP31 2SW



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)

BELMORE 17 CONYERS WAY GREAT BARTON IP31 2SW		Energy rating C
Valid until 27 October 2030	Certificate number 2683-3901-7200-1230-0200	

Property type

Detached house

Total floor area

112 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) (<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 C. It has the potential to be B.

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

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.

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