

## About Us

Welcome to Coakley & Theaker, Bury St Edmunds, Suffolk

Established in 1996, Coakley & Theaker have built and maintained a fine reputation as one of Bury St Edmunds area's leading Independent Residential Estate Agents. We are dedicated to providing a personal, friendly and professional approach to property sales, with the ethos that 'today's buyer is tomorrow's seller'. Working for not only private individuals but also corporate clients, solicitors and developers - both local and national, we are also founder members of team in Suffolk & East Anglia.

We are an established, privately owned company dealing with a wide variety of residential property, from first time buyer homes, contemporary and period, right up to more substantial property in and around the historic market town of Bury St Edmunds. The business is run with a dedicated team of staff who have about 50 years of combined local estate agency experience.

As an independent company we take great pride in providing a friendly and highly professional service at very competitive rates. The dedicated experience of our Director and knowledgeable staff combine to provide optimum service when dealing with our clients's principal assets & their homes.

Much of our business is the result of Personal Recommendation and acting for clients again and again!

In an independent survey conducted by The Property Ombudsman, Coakley & Theaker received a score of 9.1 out of 10 for Overall Customer Satisfaction.

In addition 100% would recommend Coakley & Theaker to friends!

Please see the reviews on <http://www.referenceline.com/trackrecord/summary.asp?firmnumber=21880>

As a team agent in Suffolk & East Anglia, we can also offer properties in other regional areas including Stowmarket, Diss, Thetford, Brandon, Newmarket, Haverhill, Ely, Sudbury, Earls Colne, Mildenhall, Norwich, Long Stratton, Ipswich, Woodbridge, Attleborough, Hadleigh, Watton, Dereham, Wymondham and Nationally via the team network.

Please click on Property Search to access homes in the Bury St Edmunds, Suffolk area or Nationally.

**WHY PAY MORE TO SELL WHEN YOU COULD PAY LESS? SAVE MONEY WITH US! COMPETITIVE SELLING FEES FROM LESS THAN 1% + VAT\*\*terms & conditions apply We are currently offering probably THE LOWEST SELLING FEES IN THE BURY AREA\* so please click on the SELLING YOUR HOME tab to see what these savings could mean to you in reality!**

**CALL US TO BOOK YOUR FREE MARKET APPRAISAL AND TAKE ADVANTAGE OF OUR DISCOUNTED COMMISSION**

Coakley & Theaker .... Your Local National Estate Agent .... Contactable 7 days a week.

**LATEST INSTRUCTIONS** An established spacious semi-detached bungalow situated in this popular village, south of Bury St Edmunds. Requiring some updating and featuring a good size garden backing on to farmland, garage and generous parking, with the added benefit of NO CHAIN, early viewing is advised. **ENTRANCE LOBBY, HALL, LOUNGE/DINING ROOM WITH FIREPLACE, KITCHEN/BREAKFAST ROOM, 2 DOUBLE BEDROOMS, BATHROOM, GARAGE, GENEROUS PARKING, FRONT & GOOD SIZE REAR GARDENS BACKING ON TO FARMLAND, UPVC DOUBLE GLAZING, OIL FIRED RADIATOR HEATING, NO CHAIN. VIEW ASAP. STANNINGFIELD £152,500 NO STAMP DUTY FOR FIRST-TIME BUYERS** A well presented modern detached house situated in this well served village, east of Bury St Edmunds. Having been well maintained and with the benefit of NO ONWARD CHAIN, early viewing is recommended. **HALL, CLOAKROOM, LOUNGE WITH OPEN FIREPLACE, DINING ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, 4 BEDROOMS - MASTER EN-SUITE, FAMILY BATHROOM, GARAGE & PARKING, FRONT & REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, NO CHAIN, EARLY VIEWING ADVISED. ELMSWELL £224,950 NO STAMP DUTY FOR FIRST-TIME BUYERS** A well presented modern 3-storey detached house situated on the popular eastern outskirts of Bury St Edmunds. Offering extensive family accommodation, early viewing is recommended. **ENTRANCE HALL, CLOAKROOM, STUDY, 2-AREA KITCHEN, UTILITY ROOM, LOUNGE/DINING ROOM, FIRST FLOOR: 3 BEDROOMS - 1 EN-SUITE, FAMILY BATHROOM, SECOND FLOOR: 2 BEDROOMS, SECOND BATHROOM, GARDEN & PARKING, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, EARLY VIEWING ADVISED. BURY ST EDMUNDS £279,950** A well presented imposing 3-storey modern townhouse situated on the Abbotsford Park development on the eastern side of Bury St Edmunds. The

property offers a Double Car-Port, generous parking and is chain-free, therefore early viewing is strongly recommended. ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, CLOAKROOM, FIRST FLOOR: 2 BEDROOMS, FAMILY BATHROOM, SECOND FLOOR: MASTER BEDROOM WITH EN-SUITE AND DRESSING AREA. GENEROUS PARKING AND DOUBLE CAR PORT, SMALL FRONT & ENCLOSED REAR GARDEN. GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, NO CHAIN, VIEW ASAP. BURY ST EDMUNDS £217,500 NO STAMP DUTY FOR FIRST-TIME BUYERS An established detached bungalow situated on the sought-after western side of Bury St Edmunds, convenient for the centre. Having been modernised and refurbished early viewing is advised. ENTRANCE HALL, LOUNGE/DINING ROOM, RE-FITTED KITCHEN, SIDE UTILITY PORCH, INNER HALL, 3 BEDROOMS, RE-FITTED SHOWER ROOM, GARAGE & PARKING, FRONT & REAR GARDENS. GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING. EARLY VIEWING RECOMMENDED. BURY ST EDMUNDS £247,500 NO STAMP DUTY FOR FIRST-TIME BUYERS A particularly spacious detached modern bungalow situated in a non-estate position in this popular village, east of Bury St Edmunds. With the benefit of generous room sizes and annexe potential, early viewing is advised. ENTRANCE PORCH, KITCHEN/DINING ROOM, LOUNGE WITH FIREPLACE, HALL, UTILITY ROOM, SHOWER ROOM, INNER HALL, BATHROOM, MASTER BEDROOM WITH EN-SUITE, REAR HALL, 3 FURTHER DOUBLE BEDROOMS, DOUBLE GARAGE (ANNEXE POTENTIAL), LARGE LEAN-TO STORAGE SHED, GENEROUS PARKING & GARDENS. MAINLY UPVC DOUBLE GLAZING, GAS FIRED RADIATOR HEATING, VIEWING RECOMMENDED. HAUGHLEY £324,950 A good sized established end terraced house having recently been refurbished and modernised. Situated in a non-estate position, it is convenient for the centre of this popular village, north-east of Bury St Edmunds. ENTRANCE LOBBY, LOUNGE/DINING ROOM, RE-FITTED KITCHEN/BREAKFAST ROOM, FIRST FLOOR - LANDING, 2 DOUBLE BEDROOMS, RE-FITTED BATHROOM, FRONT & REAR GARDENS, GARAGE, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, VIEWING STRONGLY RECOMMENDED. IXWORTH SOLD NO STAMP DUTY FOR FIRST-TIME BUYERS A modern end terraced house situated on the popular New Green development in this well served village east of Bury St Edmunds. Being well presented and having been improved, early viewing is recommended. ENTRANCE LOBBY, LOUNGE, RE-FITTED KITCHEN/DINING ROOM, CONSERVATORY, 2 BEDROOMS, ATTRACTIVE BATHROOM, ENCLOSED REAR GARDEN, ALLOCATED PARKING, CORNER PLOT POSITION, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING. VIEWING STRONGLY RECOMMENDED. THURSTON UNDER OFFER NO STAMP DUTY FOR FIRST-TIME BUYERS A well presented and spacious established modern end-terraced house situated within walking distance of the town centre. Properties of this nature with the benefit of a garage and parking rarely become available and therefore early viewing is advised. ENTRANCE LOBBY, LOUNGE/DINING ROOM, RE-FITTED KITCHEN/BREAKFAST ROOM, 3 BEDROOMS, RE-FITTED BATHROOM, FRONT & REAR GARDENS, GARAGE & PARKING. GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING. NO CHAIN. VIEWING STRONGLY RECOMMENDED. BURY ST EDMUNDS UNDER OFFER NO STAMP DUTY FOR FIRST-TIME BUYERS A well presented modern back-to-back end terraced house situated on a small popular development on the western side of Bury St Edmunds. Suitable for First-time buyers or as an investment, early viewing is advised. ENTRANCE HALL, LOUNGE/DINING ROOM, RE-FITTED KITCHEN, 2 BEDROOMS, RE-FITTED BATHROOM, FRONT GARDEN, ALLOCATED PARKING, ELECTRIC HEATING, UPVC DOUBLE GLAZING, VIEWING RECOMMENDED. BURY ST EDMUNDS £127,000 NO STAMP DUTY FOR FIRST-TIME BUYERS An established end-terraced bungalow situated in this popular village, south of Bury St Edmunds. Requiring some updating, it is offered with no upward chain and would be ideal for retirement or first-time buyers. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, REAR LOBBY, UTILITY, 2 BEDROOMS, BATHROOM, FRONT & REAR GARDENS. ELECTRIC HEATING, UPVC DOUBLE GLAZING. NO CHAIN. BRADFELD ST GEORGE UNDER OFFER NO STAMP DUTY FOR FIRST-TIME BUYERS A well presented and improved detached family home standing in a large plot of about 0.2 acre (sts) with attractive, S/W facing rear garden. This sought after village, S/E of Bury St Edmunds boasts good local amenities and is convenient for the A14. HALL, CLOAKROOM, SITTING ROOM WITH OPEN FIREPLACE, DINING ROOM, CONSERVATORY, STUDY, KITCHEN/BREAKFAST ROOM, LARGE UTILITY. LANDING, MASTER BEDROOM WITH EN-SUITE, 3 FURTHER BEDROOMS, BATHROOM, DOUBLE GARAGE, AMPLE PARKING, LARGE S/W FACING GARDENS. OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZED WINDOWS. VIEWING RECOMMENDED. RATTLES DENOIRO £339,000 An established modern semi-detached house situated on the popular south-western side of Bury St Edmunds. Having been extended and featuring an en-suite, viewing is recommended. CONSERVATORY, OPEN-PLAN HALL, LOUNGE, DINING AREA, KITCHEN/BREAKFAST ROOM, BATHROOM, 3 BEDROOMS - 1 EN-SUITE, GARAGE & PARKING, FRONT & REAR GARDENS, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, VIEW ASAP. BURY ST EDMUNDS £194,950 NO STAMP DUTY FOR FIRST-TIME BUYERS A well presented modern end-terraced house situated in a popular area on the northern outskirts of Bury St Edmunds. Backing onto a copse and with no chain, early viewing is strongly recommended. ENTRANCE PORCH, LOUNGE, KITCHEN/DINING ROOM, 2 BEDROOMS, BATHROOM, FRONT & REAR GARDENS, 2 ALLOCATED PARKING SPACES, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, NO CHAIN, EARLY VIEWING ADVISED. BURY ST EDMUNDS £135,000 NO STAMP DUTY FOR FIRST-TIME BUYERS A well presented modern detached bungalow, situated in this popular and well served village, east of Bury St Edmunds and convenient for the A14. Having been built in 2007 and featuring a good size, private S/E facing garden, viewing is strongly recommended. HALL, LOUNGE/DINING ROOM, KITCHEN, 3 BEDROOMS, BATHROOM, PARKING & GOOD SIZE S/E FACING REAR GARDEN. GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, UPVC ROOFLINE PRODUCTS, COVED PLAIN CEILINGS. REMAINDER OF NHBC GUARANTEE. VIEWING RECOMMENDED. HAUGHLEY OIRO £219,950 NO STAMP DUTY FOR FIRST-TIME BUYERS An established detached bungalow situated in this most sought-after village, west of Bury St Edmunds. Offered with NO CHAIN, viewing is strongly recommended. ENTRANCE LOBBY, ENTRANCE HALL, INNER HALL, LOUNGE

WITH FIREPLACE, KITCHEN/BREAKFAST ROOM, CONSERVATORY, 3 BEDROOMS, BATHROOM, GARAGE, PARKING & GARDENS. UPVC DOUBLE GLAZING, OIL FIRED RADIATOR HEATING, NO CHAIN. GAZELEY £224,950 NO STAMP DUTY FOR FIRST-TIME BUYERS A spacious brand new individual detached bungalow, situated in this popular village, east of Bury St Edmunds and convenient for the A14. Constructed by a well-regarded local developer, final specification may be subject to negotiation and building progress. REAR VIEW. SPACIOUS PART-VAULTED HALL, CLOAKROOM, LOUNGE WITH FIREPLACE, LARGE L-SHAPED KITCHEN/DINING/GARDEN ROOM, UTILITY, 3 DOUBLE BEDROOMS - MASTER WITH EN-SUITE WET ROOM, BATHROOM, GARAGE & GARDENS. UPVC DOUBLE GLAZING, COVERED & PLAIN CEILINGS, OIL FIRED RADIATOR HEATING, UPVC ROOFLINE FEATURES. FITTED CARPETS & FLOORING. WETHERDEN £299,950 An extended semi-detached Victorian cottage situated in a popular village, east of Bury St Edmunds. With the rear aspect overlooking paddocks and the accommodation being somewhat deceptive externally, an early internal viewing is strongly recommended. PORCH, HALL, STUDY/BEDROOM 4, FAMILY ROOM, DINING ROOM, SITTING ROOM WITH FIREPLACE, KITCHEN, CLOAKROOM, 3 BEDROOMS - MASTER EN-SUITE, SMALL STUDY/NURSERY, SHOWER ROOM, GARDENS & PARKING, OIL FIRED RADIATOR HEATING, MOSTLY SEALED UNIT DOUBLE GLAZING, VIEWING RECOMMENDED. DRINKSTONE £249,950 NO STAMP DUTY FOR FIRST-TIME BUYERS A well presented and extended link-detached bungalow, situated in a small cul-de-sac in this village, north-east of Bury St Edmunds. Having been considerably improved, early viewing is strongly recommended. HALL, CLOAKROOM, DINING/FAMILY ROOM, CONSERVATORY, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, INNER HALL, LOUNGE WITH FIREPLACE, 2 BEDROOMS, STUDY/BEDROOM 3 (FORMALLY THIRD BEDROOM - EASILY RE-INSTATED), BATHROOM, GARAGE, PARKING & GARDENS, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, UPVC FASCIA, SOFFITS & BARGEBOARDS, VIEWING RECOMMENDED. TROSTON £249,950 NO STAMP DUTY FOR FIRST-TIME BUYERS A fully refurbished established non-estate detached bungalow situated close to the centre of this pretty and well served village, east of Bury St Edmunds. Having a good size garden and with no chain, viewing is strongly recommended. LARGE ENTRANCE HALL, LIVING ROOM WITH FIREPLACE, RE-FITTED & SPACIOUS KITCHEN, NEW BRICK & UPVC CONSERVATORY/DINING ROOM EXTENSION, 3 GOOD SIZE BEDROOMS, ATTRACTIVE RE-FITTED BATH/SHOWER ROOM, UPVC DOUBLE GLAZING, GAS FIRED RADIATOR HEATING, LARGE REAR GARDEN, PARKING AREA. CHAIN FREE. HAUGHLEY £239,950 NO STAMP DUTY FOR FIRST-TIME BUYERS