



**Parklands House,
Fornham St. Genevieve, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



PARKLANDS HOUSE, FORNHAM ST. GENEVIEVE, SUFFOLK. IP28 6UH

Fornham St Genevieve lies two miles to the west of the historic Cathedral town of Bury St Edmunds, which offers an excellent range of amenities, with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. The University City of Cambridge is approximately 28 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street or King's Cross.

Occupying one of the areas most sought after and exclusive addresses, Parklands House enjoys a private setting in the ever-popular village of Fornham St. Genevieve, set behind mature evergreen hedging and accessed via electric double gates. The property enjoys an expansive accommodation schedule in the region of 4000 sq.ft. with immaculately maintained lawns and parkland style grounds amounting to approximately 1.6 acres.

An immaculately presented family home in one of the area's most premium addresses, ideally situated for Culford School and surrounding amenities as well as occupying private and generous grounds. In all about 1.6 acres.

ENTRANCE HALL: With dual aspect windows to the front elevation and a corridor providing access to the principal rooms on the ground floor as well as stairs rising to the first floor and integrated storage.

KITCHEN/BREAKFAST ROOM: Well-appointed with a matching range of wall and base units with Quartz worksurfaces over and a breakfast bar. Integrated appliances include a Neff induction electric hob with extractor over, a one and a half stainless steel butler sink inset with drainer and mixer tap over. Integrated dishwasher, fridge, oven with grill function over and microwave. The kitchen flows opening to the breakfast area thoughtfully designed for informal entertaining with French style double doors opening onto the terrace abutting the rear of the property and an open plan archway to:-

GARDEN ROOM: A wonderful addition to the rear of the house providing 180° field of view of the formal lawns and parkland beyond as well as having French style double doors opening onto the terrace abutting the rear. Benefitting from air conditioning. Door to:-

DRAWING ROOM: A grand reception room, the focal point for which is provided by an inset fireplace with ornate surround and hearth. Finished with French style double doors opening on to the covered veranda abutting the rear of the property as well as 6.5ft tall floor to ceiling windows overlooking the formal gardens.

LAUNDRY ROOM: A large and versatile space ideally suited to large families with additional worksurfaces, further sink inset with drainer and mixer tap. Ample storage. Space for white goods including washing machine, tumble dryer, fridge/freezer and access to both the front and rear of the property, and the garage. Door leads to:-

CLOAKROOM: With white suite comprising WC and hand wash basin.

SITTING ROOM/FORMAL DINING ROOM: A generous space located to the front of the property with windows to front and side elevation, currently used as an additional office but ideal for informal entertaining.

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PRINCIPAL BEDROOM: A substantial principal suite with 3 integrated wardrobes, bay window to the rear elevation and door to:-

ENSUITE BATHROOM: Recently modernised to a high specification with marble effect tiles and a white suite comprising WC, dual wash basins inset on a vanity unit with storage under. Walk-in shower with drencher head over and freestanding slipper bath with mixer taps over.

STUDY: A versatile space located at the end of the corridor and capable of fulfilling a number of uses.

First Floor

LANDING: With sky light window to front and doors to:-

BEDROOM 2: A substantial double bedroom with integrated wardrobes and door to:-

EN SUITE SHOWER ROOM: Recently modernised, well-appointed white suite comprising WC, hand wash basin on a storage unit and corner shower with glass sliding door. Velux window to rear.

BEDROOM 3: A double bedroom with integrated storage and window to rear.

SHOWER ROOM: Recently modernised to a high specification with white suite comprising WC, hand wash basin with storage under and walk-in shower and window to front elevation.

BEDROOM 4: Double bedroom with integrated storage.

Outside

The property enjoys a private setting, well screened by evergreen hedging to the front and sides with electric double gates providing vehicular access

to the driveway which provides ample **OFF-ROAD PARKING** for a number of vehicles with access to:-

GARAGE: With an electric roller shutter door providing vehicular access as well as a personnel door providing access from within the property. The garage is equipped with power and light.

The gardens are one of the property's most desirable features comprising a substantial porcelain terrace immediately abutting the rear of the property and spanning the breadth of such before arriving at the formal lawns which are interspersed by a handful of specimen trees and shrubs as well as flanked by maturing borders. The gardens then extend to a plethora of mature trees before arriving at an area of natural wilding which extends to the rear most boundary of the property. Also incorporated within the grounds is a substantial:

STUDIO/ENTERTAINING ROOM/OFFICE: Insulated and heated and capable of fulfilling a number of uses. Currently used for Alfresco entertaining with a bar and seating area.

In all about 1.6 acres.

PRICE: £4,250.00 Per Month.

DEPOSIT: £ 4,903.84.

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

AGENT'S NOTE: Some trees within the plot are subject to preservation orders.

Pets considered and additional cleaning fees may apply.

CONSTRUCTION TYPE: Brick.

SERVICES: Mains electricity and water. Private drainage. Gas fired heating (underfloor at ground floor). **NOTE:** None of these services have been tested by the agent.

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LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: G - £3,516.33 – 2024.

EPC RATING: C – report available upon request.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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WHAT3WORDS: ///dawn.hindered.overpower.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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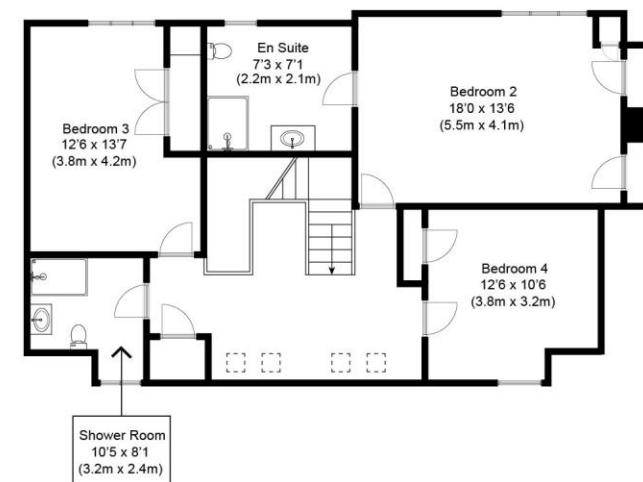
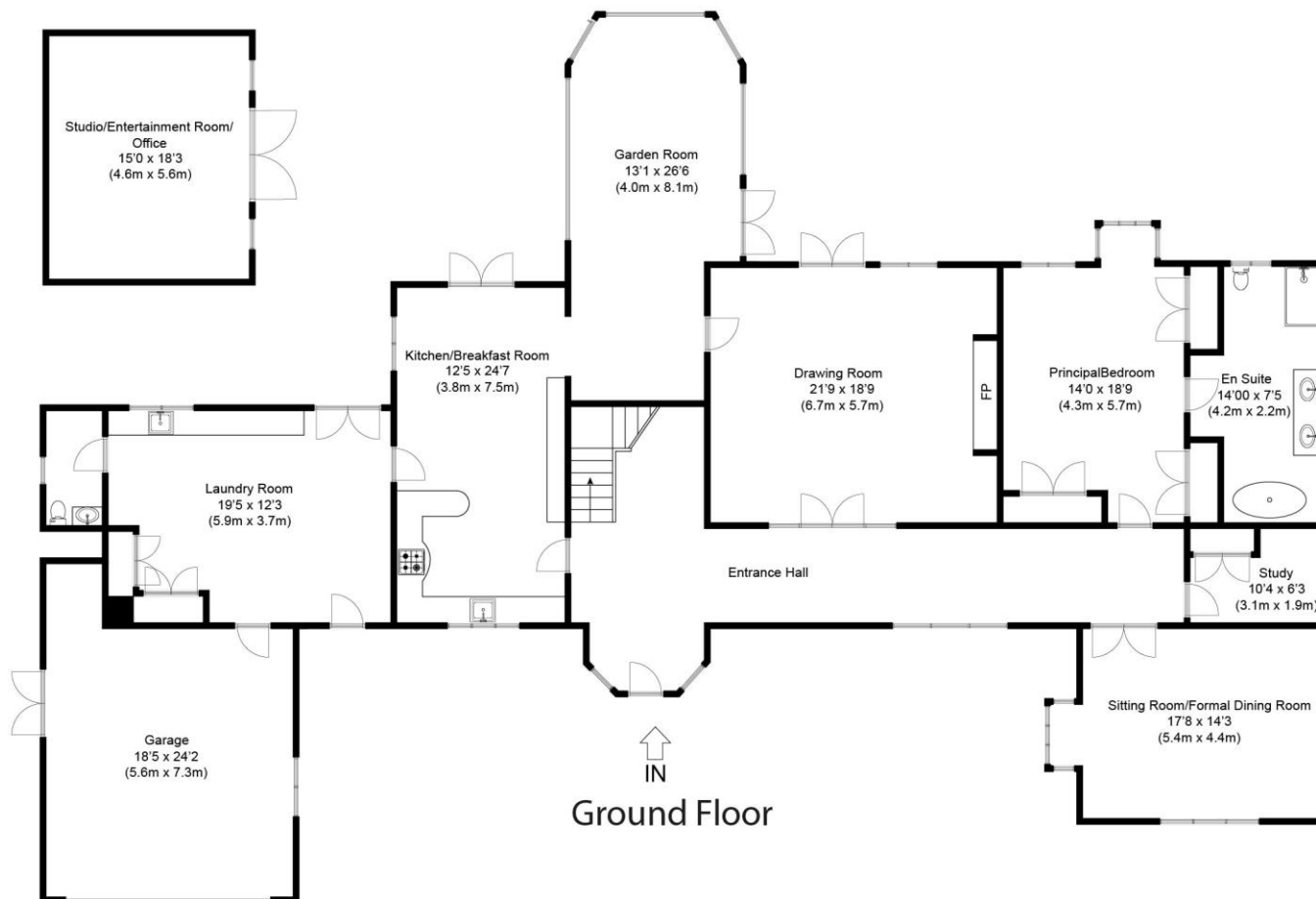
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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346



Approximate Gross Internal Area 4010 sq ft (Including Outbuilding) (373 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk







Parklands
House

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