



**59 Fornham Road,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

59 FORNHAM ROAD, BURY ST. EDMUNDS, SUFFOLK. IP32 6AW

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This charming semi-detached period house has been sympathetically enlarged to include an exceptional kitchen/dining/living room to the rear. The property has retained many original features and is further complemented by off-road parking and a generous established garden.

A splendid town house offering well-balanced accommodation of considerable character with off-road parking and a generous garden.

Arched entrance porchway complete with central original door and leaded glass window opens to:-

ENTRANCE HALL: A spacious inviting area with light oak wood floor, staircase off and pine doors opening to:-

SITTING ROOM: An elegant room with a large window providing good natural light and complementing the exposed oak wood flooring. Large Victorian fireplace with slate hearth and moulded wood surround.

KITCHEN/DINING/LIVING ROOM: An exceptional space to the rear of the house divided into 2 distinct areas with the dining/living area having a wall of glass providing views over the garden and double doors opening onto terracing. A tiled floor runs throughout and there are an extensive range of matching solid wood kitchen units, plate racking, display shelving and thick wood worktops that incorporate a single drainer sink unit, vegetable drainer and mixer tap over. Plumbing for washing machine and space/point for American style fridge/freezer. Space for electric/gas range with fitted extractor hood over.

UTILITY ROOM: A useful room with a door opening to the side garden and finished with a worktop, plumbing for washing machine and space for tumble dryer.

CLOAKROOM: WC and wash hand basin.

First Floor

LANDING: Light oak wood floor, access to loft storage space and doors to:-

BEDROOM 1: View over the rear garden, pretty Victorian fireplace (currently sealed) and light oak wood floor.

BEDROOM 2: A light room with oak wood flooring and built-in double wardrobe.

BEDROOM 3: Light oak wood flooring.

FAMILY BATHROOM: Large enamel bath with shower over and folding side screen. WC and wash hand basin.

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Outside

To the front of the property is a large gravel drive which provides ample **OFF-ROAD PARKING** and a high dense hedge provides privacy between the house and driveway.

The rear garden is one of the property's most attractive features, generous in size and incorporating a large terrace designed with entertaining/dining Alfresco in mind. The main area of garden has a central expanse of lawn complemented by well-stocked shaped beds, hedging and established trees. Useful **STORAGE SHED**.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,942.11 – 2025/26.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely.

(source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///another.squirted.delivers.

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

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