

oakheart



£599,995

Offers In The Region Of
The Street, Fornham All Saints

This well-presented, individually built detached home is located in the desirable village of Fornham All Saints, just a short drive from Bury St Edmunds and close to the highly regarded Culford School. Constructed approximately 11 years ago and owned by the same owners since new.

The welcoming entrance hall leads into a bright, front-facing living room, generously sized and featuring a log-burning stove that serves as a charming focal point, creating a warm and inviting atmosphere. At the rear of the property an impressive open-plan kitchen, dining, and living area offers ample space for both everyday family life and entertaining. The beautifully fitted kitchen boasts a range-style cooker with rotisserie spit, integrated dishwasher and fridge/freezer, water softener, and a filtered water tap. Underfloor heating

throughout this area adds a cozy warmth underfoot. Large bi-fold doors open seamlessly onto the rear garden, flooding the space with natural light and enhancing the sense of indoor-outdoor living. Off the kitchen, a practical utility area provides additional space and leads to a convenient ground floor cloakroom.

Upstairs, three generously sized bedrooms are thoughtfully arranged and beautifully presented. The large principal bedroom benefits from its own en-suite shower room. Whilst the other two bedrooms, each with built in wardrobes, share a stylish family bathroom.

Outside, the rear garden is another standout feature—landscaped in a

charming country style with lawned areas, established planting, and a secluded seating area at the far end, perfect for outdoor dining or quiet relaxation.

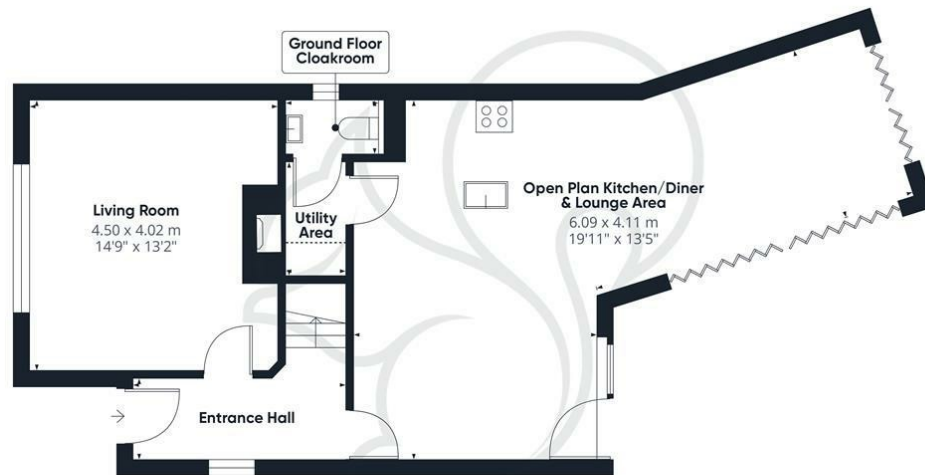
This is a rare opportunity to purchase a well-designed, high-quality home in a peaceful village location, offering a perfect blend of space, style, and practicality. Ideally situated within easy reach of Bury St Edmunds and the prestigious Culford School, the property also benefits from off-road parking for two vehicles and a carport. Early viewing is strongly advised.



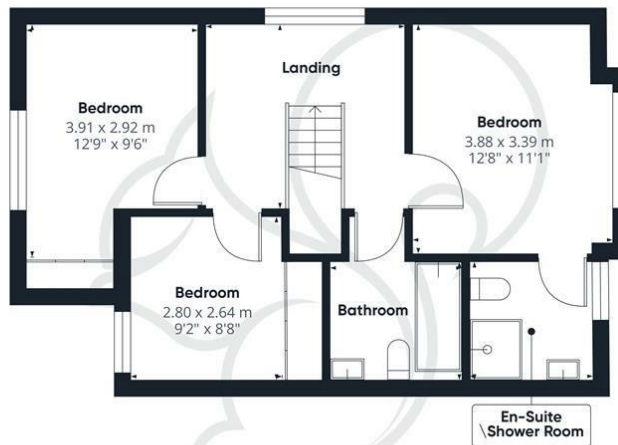








Ground Floor



Floor 1

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Approximate total area^m

120.9 m²

1302 ft²

Reduced headroom

0.6 m²

6 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:


Tenure:

Freehold

Council Tax Band:

E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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