



The Street, Fornham All Saints

Sheridans



The Street, Fornham All Saints IP28 6JW

Guide Price £480,000

A beautifully presented three bedroom detached modern cottage-style home, with charming south west facing gardens situated opposite the church in the heart of a highly regarded village, close to Bury St Edmunds.

This delightful detached home is a beautifully presented and much-improved house, built of traditional construction with red-brick elevations under a plain tiled roofline.

The property provides comfortable accommodation enjoying a good deal of natural light throughout, comprising large central reception hall with cloakroom and stairs to the first floor. The sitting room enjoys a double aspect with glazed doors leading to the garden, as well as a feature red-brick chimney breast housing a wood-burning stove.

The kitchen/breakfast room has been updated and refitted with a stylish range of shaker-style base and eye level units with integrated double oven, 4-ring hob with extractor, fridge/freezer and matching island with solid oak worktops and tiled floors. The dining area is vaulted with Velux roof light and glazed doors to the large terrace, with bespoke bench seating area with storage beneath.

On the first floor is a good-sized landing area with airing cupboard, with the principal bedroom having an en suite shower room and ladder to a mezzanine floor providing storage with Velux window.

There are two further bedrooms that are served by an updated bathroom, with modern white suite with tiled floors and wall, bath with shower over, low level WC and vanity wash basin, completing the accommodation.

Outside

The House is approached from the entry of The Street into Pigeon Lane, onto a driveway providing parking for numerous vehicles and leading to the garage which has been sub-divided, converted to provide a perfect space for a studio, office or TV room. The remainder is accessed from the up-and-over garage door for useful storage. The garden has been newly fenced to most parts, with two largely lawned areas, facing east and west, with a large modern south facing terrace creating an ideal area for outdoor entertaining and al-fresco dining.

Location

Fornham All Saints is a delightful and popular village situated just to the north-west of Bury St Edmunds. The village has an abundance of local amenities to include public house, church, pizzeria and All Saints Hotel (inc Gym, Spa and Golf Course).

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study. The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centre.

Directions

When proceeding through the village from the direction of Bury St Edmunds and the A14, continue along The Street, where the house will be found on the right opposite the church. [what3words///ignoring.hinted.presenter](#)

- Beautifully presented cottage-style detached house in heart of sought after village
- Delightful south west facing gardens with large terrace for entertaining
- Ample vehicle parking
- Converted garage/garden office
- Church views
- Large reception hall, cloakroom
- Dual aspect sitting room with fireplace
- Fabulous 22.ft kitchen breakfast room with island
- Principal bedroom with en-suite
- Two remaining bedrooms, family bathroom

Services

Mains electricity, drainage and water. Heating - Gas-fired heating

Council Tax: West Suffolk Band: D

Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Low risk

EPC Rating: C

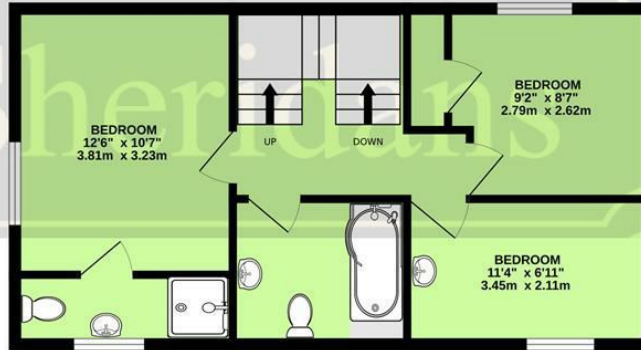


GROUND FLOOR

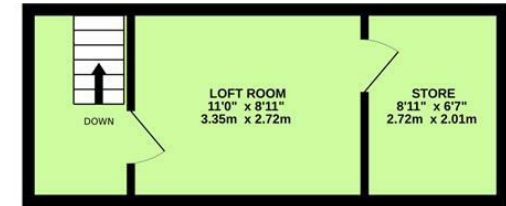
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



1ST FLOOR



2ND FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290
VAT Number: 794 915 378



Sheridans