

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



15 Aldridge Lane, Fornham All Saints,  
Bury St. Edmunds, IP28 6JT

Offers In Excess Of  
£350,000

## *A period cottage, in a tucked away private lane, lovely village centre position.*

This period property - believed to be approx 17th C. is adjoined to a small cluster of 3 other former farm cottages. It is situated toward the end of a lovely leafy private lane behind All Saints Church. With easy access to all the local village facilities and only 3 miles from the town centre of Bury St Edmunds and all the amenities of this popular market town.

The vendor has enjoyed this property for many years, and made it into a comfortable family home with various improvements and updates carried out, including installing mains gas fired central heating, double glazing, solar panels on the roof, and a modern fitted kitchen.

There are some exposed structural timbers, showing the typical oak-frame construction, which is rendered, under a slate roof.

The property is not listed but sits within the village's Conservation Area.

Comfortable room sizes, surprisingly good ceiling heights, and a straight staircase to the first floor, are quite un-typical features of this type of period cottage!

- Unique period attached property
- Tucked away position, end of lane
- Close to village centre
- South-west gardens, parking area
- Sitting room, Dining / family room
- Fitted kitchen, ground floor bathroom
- 3 bedrooms, character features



On the ground floor - an entrance hall leads to the double aspect sitting room which is a generous size, windows to front and rear, with an open fireplace and feature structural timbers exposed.  
 A bathroom, with white suite, has some attractive exposed wall and ceiling timbers.  
 A further inner hall with a modern staircase to first floor, leads to the kitchen

The attractive kitchen, with modern Shaker-style units, has integrated appliances including fan wall oven, gas hob, dishwasher, and space for further appliances, windows to two sides, and a glazed door to the rear garden, wall mounted gas boiler.  
 Steps up from the kitchen lead via an arch into the dining/family room, a spacious living area again with windows to two aspects.  
 The vendor notes - there is potential to add a second floor to the flat roof, above the kitchen and dining rooms, subject to consent and planning approval.

On the first floor - the 3 bedrooms all lead off the small landing - and bedroom one has a large storage area sectioned off, potentially to become a built in dressing room / wardrobe, or possibly an en-suite.  
 The second bedroom is also a good size double with windows to the front and airing cupboard.  
 The smallest bedroom is currently used as a study with window to the rear. There is access to a loft storage space from the landing, with a ladder and light.

Externally - there is a concreted patio area, leading to the mainly lawned cottage gardens, fully fenced and south-west facing. With a side gate leading to a gravelled parking area, with 1 car space immediately alongside, then further separate area with space for 2-3 vehicles, a shed and greenhouse. There is also a private waste treatment plant (shared with 2 neighbours).

#### Agents notes

1. Neighbour no. 18 attached to the rear also has a right-of-way, to access their property via their own separate driveway behind the garden area.
2. All properties share maintenance of Aldridge Lane, from the lane access off Forge End.
3. To the front of the cottage is a communal open area laid to gravel, shared with the adjoined neighbouring cottages, which form a L Shape layout.

what3words://dearest.testy.loft

Tenure - Freehold

West Suffolk - Council Tax Band C

Energy Performance Certificate - Current D

Mains - Electricity, Gas, Water, private drainage.

Ofcom States Ultrafast Broadband, Available

All Mobile Providers likely, Outdoors





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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