



Culford Road, Ingham, Bury St. Edmunds

Sheridans



Culford Road, Ingham, Bury St. Edmunds IP31 1NP

Guide Price £325,000

An immaculately presented detached bungalow situated in the popular village of Ingham, offering a wonderful opportunity to acquire a stylish and beautifully maintained home. Constructed of traditional brick beneath a tiled roof, the property provides comfortable and thoughtfully designed accommodation, perfectly suited to discerning buyers including retirees, downsizers or those seeking the appeal of village life.

The property welcomes you through a spacious entrance hall featuring laminate flooring and a useful built-in storage cupboard, with doors leading to the principal rooms. The dual-aspect sitting room is bright and inviting, enhanced by a contemporary feature wall and abundance of natural light, creating a cosy yet elegant space perfect for both everyday living and entertaining.

At the heart of the home is the modern kitchen/dining room, fitted with a stylish range of wall and base units offering generous preparation surfaces. The kitchen includes an integrated oven, hob and extractor hood along with space for additional appliances. The dining area comfortably accommodates a table, making it ideal for both family meals and hosting guests. Double doors open into a versatile lean-to conservatory, providing an additional indoor space that can be enjoyed as extra storage or simply a peaceful spot to relax whilst overlooking the garden.

The bungalow offers two well-proportioned double bedrooms, each benefiting from triple-glazed windows and built-in wardrobes, providing both comfort and practicality. The contemporary shower room is beautifully appointed with a walk-in shower, low-level WC, and a vanity wash basin set upon an attractive oak wash stand which completes the accommodation.

This attractive and thoughtfully improved bungalow combines comfortable living with a village location and convenient access to local amenities, making it a wonderful place to call home. The property is beautifully presented throughout and ready to move straight into.

Outside

Externally, the property occupies a generous wrap-around garden which provides both privacy and practicality. It feels like there are distinct areas offering a flexible outdoor space with the rear being predominately laid to lawn, the garden has been beautifully landscaped to feature areas of hardstanding ideal for alfresco dining and entertaining. Mature shrubs and established borders add character and colour throughout the seasons while encouraging visiting wildlife, butterflies and birds. A vegetable patch and two garden sheds provide further practicality and outdoor storage perfect for storing items out of sight.

The parking that comes with Fernleigh is directly opposite the property on the shared drive marked out as the block paving. It comfortably fits two vehicles.

Location

The property is only a stones' throw of the village centre whilst having access to countryside walks. Ingham is a popular village with local facilities including a local public house. The village is conveniently situated approximately three miles to the North of the historic market town of Bury St Edmunds. There is also excellent access to the main road networks and the nearby Culford private school.

Directions

When entering Ingham from the direction of Bury St Edmunds on the A134 towards Thetford, turn left onto Culford Road, at the Cadogan crossroads, where the entrance to the driveway can be found on the left.

- Immaculately presented
- Detached bungalow
- Double bedrooms
- Kitchen/Dining room
- Stunning sitting room
- Modern shower room
- Landscaped garden
- Lean to conservatory
- Off road parking spaces
- Popular village location

Services

Mains electricity, water and drainage. Oil fired radiator central heating.

Council - West Suffolk Tax Band C

Broadband speed: Up to 1800 mbps available (Source Ofcom)

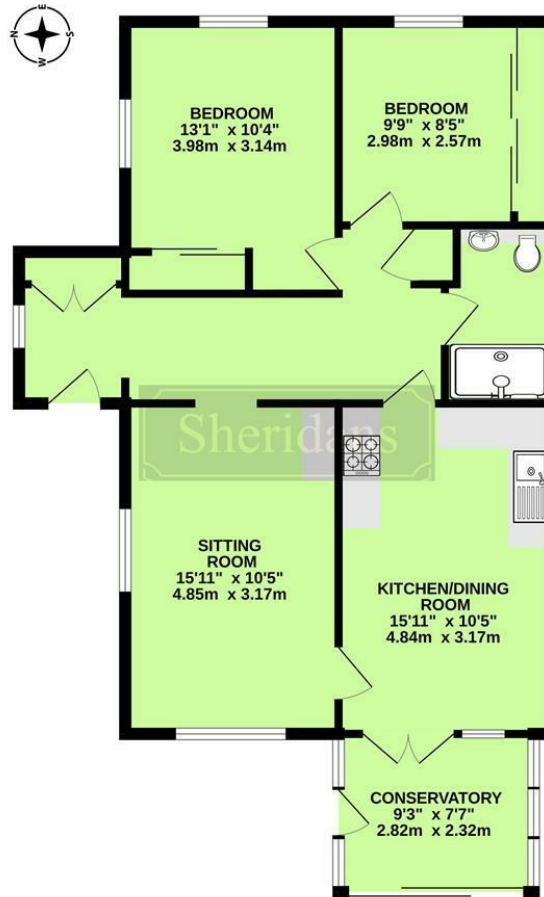
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk

EPC rating is currently E but the vendors have been advised if they completed a new rating it would show as a D rating.



TOTAL FLOOR AREA: 840sq.ft. (78.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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 in England No. 04461290

VAT Number: 794 915 378

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



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