



**Manners Road, Fornham St. Martin, BURY ST. EDMUNDS,  
IP31 1TE**

**welcome to**

## **Manners Road, Fornham St. Martin, BURY ST. EDMUNDS**

William H Brown are delighted to showcase this semi detached, three bedroom home situated on a quiet cul-de-sac yet close to local amenities, schools and short drive to Bury St Edmunds medieval town centre. Externally boasting ample parking space, private driveway, garage and private rear garden.

### **Bury St Edmunds**

Bury St. Edmunds, located in the county of Suffolk, England, is a historic market town renowned for its rich heritage and picturesque surroundings. The town is steeped in history, dating back to the medieval period, and is named after Saint Edmund, the king of East Anglia.

Bury St. Edmunds is known for its stunning architecture, including the impressive St. Edmunds Cathedral and the striking Abbey Gardens, which stand as a testament to the town's historical significance. The town centre is a charming mix of ancient and modern, with a vibrant market, boutique shops, cafes, and restaurants catering to locals and visitors alike.

In addition to its historical and architectural attractions, Bury St. Edmunds offers a range of cultural activities, including theaters, art galleries, and museums, providing residents and tourists with a diverse array of entertainment options. The town also hosts various events and festivals throughout the year, adding to its vibrant atmosphere.

With its beautiful parks, green spaces, and proximity to the Suffolk countryside, Bury St. Edmunds appeals to nature lovers and outdoor enthusiasts. The town's location provides easy access to the surrounding natural beauty, making it an ideal base for exploring the picturesque landscapes of Suffolk.

Overall, Bury St. Edmunds is a charming town that seamlessly blends history, culture, and natural beauty, making it a delightful place to visit or call home. Its unique charm and vibrant atmosphere continue to attract visitors from near and far, showcasing the best of what Suffolk has to offer.

### **Entrance Hall**

Textured ceiling, fitted light, external double glazed door to side, internal doors to lounge, kitchen/diner and cloakroom, stairs to first floor, sockets and carpet.

### **Lounge**

Textured ceiling, fitted light, double glazed window to front aspect, electric fire, radiator, sockets, TV point and carpet.

### **Kitchen / Diner**

Textured ceiling, fitted light, door to conservatory, pantry store cupboard, wall and base units, work surface, integrated fridge freezer and washing machine, oven and hob with extractor fan over, sink/drain, radiator, sockets and laminate tiled flooring.

### **Conservatory**

External double glazed patio doors to rear, double glazed window to full rear and side aspect, radiator, sockets and laminate tiled flooring.

### **Cloakroom**

Textured ceiling, fitted light, double glazed frosted window to side aspect, fitted WC and wash-hand basin, vinyl flooring.

### **Landing**

Textured ceiling, fitted light, loft access with partial boarding, doors to the four bedrooms and bathroom, radiator, sockets and carpet.

### **Bedroom One**

Textured ceiling, fitted light, double glazed window to front aspect, door to airing and boiler cupboard, radiator, sockets and carpet.





### **Bedroom Two**

Textured ceiling, fitted light, double glazed window to rear aspect, radiator, sockets and carpet.

### **Bedroom Three**

Textured ceiling, fitted light, double glazed window to rear aspect, radiator, sockets and carpet.

### **Bathroom**

Textured ceiling, fitted light, double glazed frost window to side aspect, shower over bath unit, fitted light WC and wash-hand basin, heated towel rail and vinyl flooring.

### **Front Garden**

Laid to lawn with shingle outside tap and light, driveway with space for three/four cars leading to garage, front door and gated side access.

### **Rear Garden**

Private and enclosed, low maintenance made up of mainly patio and shingle with a variety of bushes and shrubs, two wooden sheds, outside light, gated side access lead to garage and driveway.

### **Garage**

16' 7" x 8' ( 5.05m x 2.44m )  
Power and light, up and over door.



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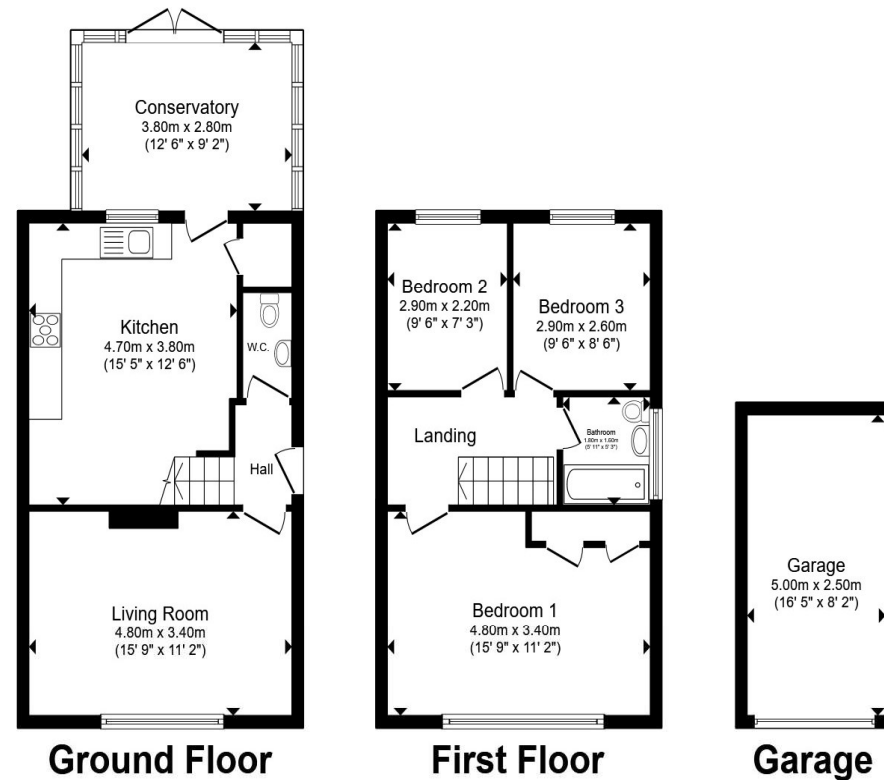
## Manners Road, Fornham St. Martin, BURY ST. EDMUNDS

- Semi Detached House
- Three Bedrooms
- Bathroom & Downstairs Cloakroom
- Conservatory Extension
- Garage & Driveway With Ample Parking Space

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £275,000



Total floor area 102.8 m<sup>2</sup> (1,107 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BGS110883 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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