



Fornham Road, Bury St. Edmunds

Sheridans



# Fornham Road, Bury St. Edmunds IP32 6AS

Guide Price £385,000

This attractive period home has been substantially improved by the current owner, offering a successful blend of classic Victorian character with high quality contemporary upgrades. The accommodation is arranged over three floors and enjoys generous proportions, excellent natural light and a practical layout, ideally suited to modern living and wide range of buyers.

Traditional red brick construction under tiled roof the property has recently benefited from a number of significant improvements, including the installation of a new boiler, updated electrics, a comprehensively re fitted kitchen and the creation of a new ground floor shower and utility room, replacing the former cloakroom. These upgrades have been carefully considered to enhance both comfort and functionality while retaining the home's original charm.

The welcoming entrance hall immediately sets the tone, leading to the principal reception rooms. To the front of the house, the sitting room is a beautifully presented space, featuring a bay window with plantation shutters and a focal fireplace fitted with a wood burning stove, creating a warm and inviting atmosphere. To the rear, opening into the dining area which provides an ideal setting for both formal entertaining and everyday family life, flowing through to the kitchen beyond.

The kitchen is a particular highlight of the home, having been thoughtfully refitted to create a light filled and highly functional space. Contemporary cabinetry, integrated appliances and a breakfast bar are complemented by exposed beam detailing and roof glazing, bi fold doors open directly onto the rear garden, creating an excellent connection between the inside and outdoor spaces.

The installation of a stylish ground floor shower/utility room has added considerable practicality to the home, incorporating a sleek walk in shower, WC, wash basin and discreetly concealed laundry facilities, ideal for the demands of modern living.

On the lower ground floor, the converted cellar offers a versatile additional room, currently used as an occasional bedroom/hobby room and equally well suited as a home office or snug.

The first floor provides two well proportioned double bedrooms, with the principal bedroom extending the full width of the property. Both rooms are tastefully presented and enjoy an abundance of natural light. These are served by a modern family bathroom fitted with a contemporary suite comprising a shower over the bath, wash hand basin and WC. Additional fitted cupboards provide useful storage with wall mounted gas fired boiler above.

## Outside

Outside, the property enjoys attractively landscaped gardens to both the front and rear. The front garden has a traditional tiled pathway and is neatly arranged behind a low brick wall, enhancing the appearance of the Victorian façade. To the rear, the garden has been thoughtfully designed to create an inviting and highly versatile outdoor space. A paved terrace, positioned directly off the kitchen, provides an ideal setting for entertaining and al fresco dining and is enhanced by a stylish contemporary shade sail offering welcome shelter. Beyond this, the garden is predominantly laid to lawn with well planted borders, leading to a gravel area with a raised decked terrace and pond, alongside a timber summer house. A pedestrian gate provides direct access onto Sandy Lane, offering both convenience and a discreet area for bin storage.

## Location

Fornham Road is a widely regarded and sought after residential address, forming one of the principal approaches into Bury St Edmunds. The property is ideally positioned within a short walk of the mainline railway station and the historic town centre, making it particularly appealing to commuters. Bury St Edmunds is a perfect blend of town and country being celebrated as the "jewel in the crown of Suffolk", offering an exceptional range of amenities including independent boutiques, high street stores, a nearby supermarket, excellent schools and sports facilities, along with renowned restaurants, theatres, cinemas and parks. The town's rich heritage is evident in its magnificent Cathedral and the beautiful Abbey Gardens with their medieval ruins, all easily accessible from the property, alongside the vibrant twice weekly market and year round cultural events. The location also benefits from easy access to the A14, providing excellent road links both east and west, with London and Cambridge readily commutable by road or rail. For international travel, Stansted Airport lies approximately an hour away, offering further convenience.

## Directions

From Bury St Edmunds town centre, proceed north along Northgate Street. At the roundabouts, take the exit onto Fornham Road (A1101) following signs for the railway station. Proceed under the railway bridge, and the property will be further up on the left-hand side.

## Services

Mains electric, gas, water/drains (rateable) are connected. Gas fired central heating (Boiler replaced 03/26).

Council Tax: West Suffolk Band: B

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

- Stylish blend of period charm and modern finishes
- Bay-fronted sitting room with wood-burning stove
- Stunning kitchen with bi-fold doors to garden
- Open-plan dining area ideal for entertaining
- Ground floor shower room with utility area
- Principal bedroom spanning full width of the property
- Versatile converted cellar (occasional bedroom)
- Landscaped rear garden with terrace & summer house
- Popular town location
- Easy access to train station and amenities





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.

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