Fornham Road, Bury St. Edmunds

Sheridans

Fornham Road, Bury St. Edmunds IP32 6AW

Guide Price £400,000

Set within a highly convenient and sought-after location just a short stroll from the historic town centre and railway station, this substantial Victorian end-of-terrace townhouse offers wonderfully light accommodation of impressive proportions. Having been fully refurbished just five years ago, the property is presented to a very high standard throughout, seamlessly blending period character with modern finishes. The property provides a superb blend of comfort, flexibility, and style,
with a generous west-facing professionally landscaped garden creating an attractive and private urban retreat.

Approached over a generous frontage featuring an attractive red stone block-paved driveway with ample parking for between two and four vehicles - a rare find so close to the town centre - the house
immediately conveys an inviting sense of quality. Once inside, the accommodation is arranged over three floors, with each room benefitting from excellent natural light and an airy feel.

The sitting room is a charming and comfortable space, featuring a large bay window to the front elevation that enhances the flow of natural light, with fitted venetian blinds to most windows. At the heart of the house lies the stylish kitchen and dining area, fitted with a range of integrated appliances and wood cabinetry. This area forms a practical and sociable everyday living space, connecting effortlessly with the garden through French doors leading out to the rear patio area.

Upstairs, the first floor offers two generous double bedrooms, with the principal bedroom being notably spacious and spanning the full width of the house. These are complemented by a particularly large and well-appointed family bathroom, luxuriously fitted with a roll-top bath and a separate walk-in shower cubicle. Completing the accommodation is the versatile cellar, which serves as a substantial third double bedroom or snug, and still receives a good level of natural light from the large window to the front elevation.

Outside
The professionally landscaped, west-facing rear garden provides an appealing combination of a sandstone patio area and manicured borders, with the garden stepped in levels leading up to the top of the garden. creating a tranquil environment for relaxation. The red stone block-paved driveway to the front and side provides significant off-road parking, with a side gate offering access to the garden as well as security.

Location
The property is perfectly situated only a short 10 minute walk from the historic town centre and 2 minutes to the train station. It is close to well-regarded schools and sports facilities, and uniquely independent shops (as well as well known high street stores, and including a Waitrose supermarket just a short walk away), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'. The house is close to everything that gives Bury its distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday and the famous burgeoning, world cuisine stalls, Victorian funfair attractions and a carol service. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally. for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

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 found a short distance along on the left-hand side.

Services & Agents Note

- Completely refurbished Victorian townhouse
- Walking distance of the town centre
- Very close to the train station
- Three double bedrooms
- Brand new spacious first floor bathroom
- Fully fitted kitchen with integrated appliances
- Generous west facing professionally landscaped garden
- No onward chain

All mains services connected. Gas fired central heating.
Council Tax: West Suffolk Band: C
Broadband speed: Up to 1800 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No Risk
Agents Note: No 29 has right of access to the rear garden.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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