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
Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional market operates twice weekly, complemented by a wide range of independent shops, cafés and national retailers.

The town benefits from excellent schooling, a strong community atmosphere and superb transport links, with easy access to Cambridge, Ipswich and beyond via the A14, as well as regular rail services.

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.

- 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

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
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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