Fornham Road, Bury St. Edmunds

Sheridans

Fornham Road, Bury St. Edmunds IP32 6AH

Offers Over £330,000

Situated in the very heart of Bury St Edmunds, this beautifully presented bay-fronted mid-terraced home offers an appealing blend of period charm and versatile living space. With well-proportioned rooms, excellent natural light and a practical layout throughout, the property is ideally suited to a wide range of discerning buyers, particularly those seeking the convenience and lifestyle benefits of a central town location.

Constructed of traditional brick beneath a tiled roof, the accommodation in brief comprises a front door opening into a welcoming entrance hall with stairs rising to the first floor. The light and airy sitting room enjoys a large bay window and an attractive feature fireplace, flanked by built-in cupboards and open shelving, creating a warm and inviting focal point. Beyond, the separate dining room provides an excellent space for both family living and entertaining, featuring attractive stripped wooden flooring and window to rear aspect. The stylish Shaker-style kitchen offers ample preparation space, metro-tiled splashbacks, an integrated oven, gas hob with extractor hood over along with space for additional appliances. A door opens directly onto the rear garden, while a separate door leads to the family bathroom, fitted with a bath and shower over, WC and wash hand basin. A particular highlight of the property is the converted cellar, which offers a flexible and useful additional reception space. Currently utilised as a playroom, it could easily serve as a home office or occasional guest accommodation. Adaptable to a variety of needs, this versatile space enhances the property's appeal and practicality.

The first-floor accommodation comprises three well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. Each of the bedrooms enjoys the advantage of integral storage, while the remaining rooms are served by the family bathroom on the ground floor.

Outside
Outside, the property is approached via a low-maintenance front garden enclosed by an attractive retaining wall. To the rear, the garden is predominantly laid to lawn and features a shingle seating area, planted borders and a generously sized garden shed, creating an ideal space for outdoor entertaining, relaxing, and alfresco dining during the warmer months. Please Note: There is a gate within the garden providing pedestrian access for a neighbouring property. In addition, the this property benefits from a right of access over the neighbouring property for access to the front.

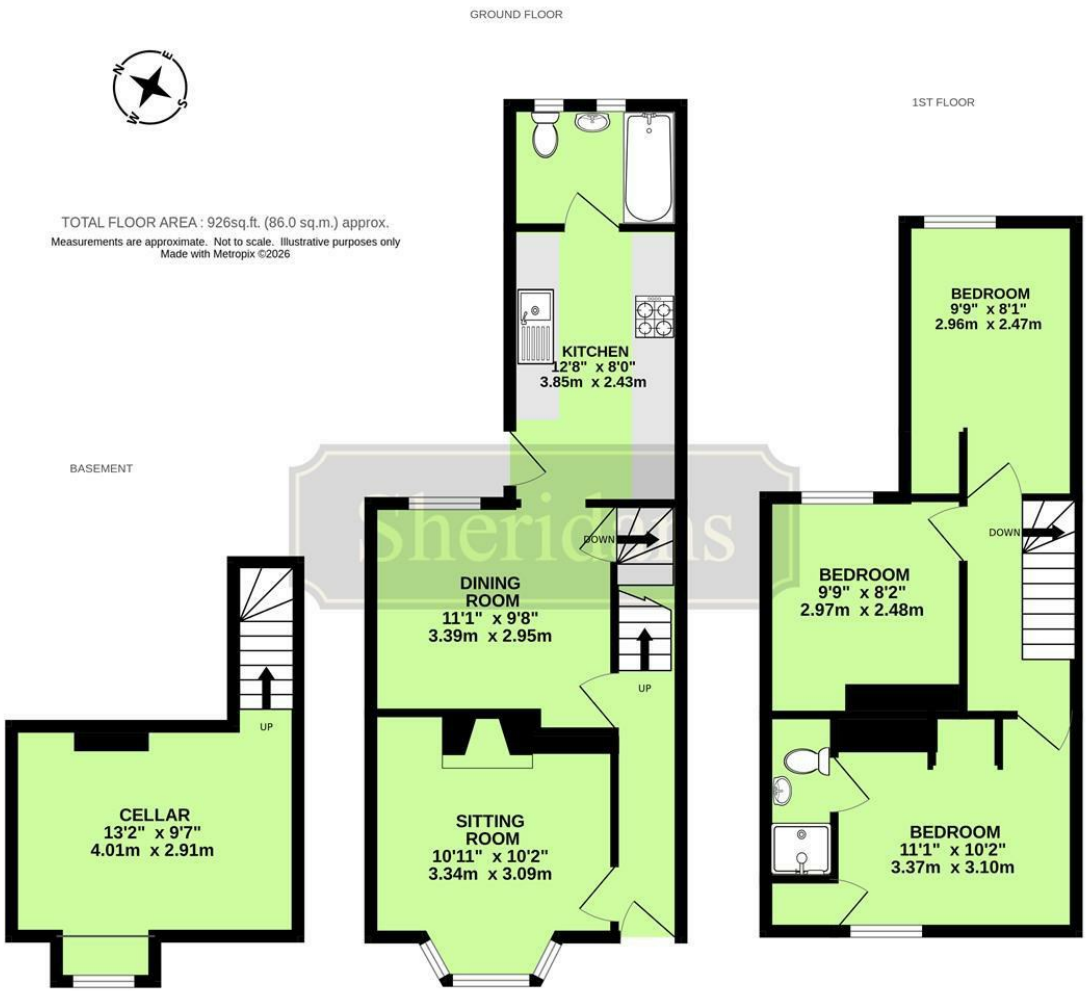
Location
Bury St Edmunds is one of Suffolk's most sought-after market towns, combining historic charm with excellent modern amenities. Renowned for its Cathedral, vibrant cultural scene, theatres, cinemas, restaurants and attractive green spaces, the town offers an outstanding quality of life. A traditional 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.

Directions
From Bury St Edmunds town centre, head north on Northgate Street. Continue to the roundabout and take the exit onto Fornham Road. Pass under railway bridge where the property can be found on the right-hand side.

- Popular town location
- Versatile accommodation
- Immaculately presented
- Ensuite to principle bedroom
- Converted cellar room
- Good sized garden
- UPVC double glazing
- Gas fired central heating
- Walk to train station

Services
Mains electric, gas, water/drains connected. Gas fired central heating.
Council Tax: West Suffolk - Council Tax Band B
Broadband speed: Up to 5500 mbps available (Source Ofcom)
Mobile phone signal for: Three and O2 (Source Ofcom)
Flood Risk: Very Low Risk



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

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The Property Ombudsman

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