

Fornham Road, Bury St. Edmunds

Sheridans




FRI
SEP
04


FAMILY



# Fornham Road, Bury St. Edmunds IP32 6AW

## Guide Price £595,000

An impressive and substantial Victorian townhouse occupying a prominent position on one of Bury St Edmunds' most sought-after roads, offering beautifully proportioned accommodation arranged over four floors and extending to approximately 1,800 sq.ft.

Retaining a wealth of period character whilst providing versatile living space ideally suited to modern family life, the property is approached via a traditional front garden and handsome brick façade, instantly reflecting the charm and elegance synonymous with homes of this era.

The accommodation begins with an entrance hall leading to two generous reception rooms, including a bay-fronted dining room and a comfortable sitting room, both benefitting from excellent ceiling heights and an abundance of natural light. Beyond lies an impressive kitchen/breakfast room extending over 26ft in length, creating a superb social hub with direct access to the rear garden and adjoining cloakroom.

A particularly useful basement level provides a sizeable additional reception room complete with shower room facilities, offering excellent flexibility as a hobbies room, home gym, studio or occasional guest accommodation.

The first floor features three bedrooms together with a study/occasional bedroom and a family bathroom. Occupying the entire second floor is a magnificent principal bedroom suite, enjoying impressive proportions and served by an adjoining bathroom, creating a private retreat away from the main family accommodation.

Outside
Outside, the rear garden is enclosed and predominantly laid to lawn with a terrace adjoining the house, providing an excellent setting for outdoor entertaining and family enjoyment. A practical detached outbuilding offers useful storage space. The property has a driveway and a garage at the rear of the house.

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 Christmas market which features artisans, 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.

- Victorian townhouse
- Accommodation over four floors
- Approximately 1,873 sq.ft.
- Four/five bedrooms
- Principal bedroom suite occupying the second floor
- Two elegant reception rooms
- Impressive 26ft kitchen/breakfast room
- Versatile basement room with shower facilities
- Off road parking and garage (accessed via lane a rear)
- Convenient position close to the town centre and railway station

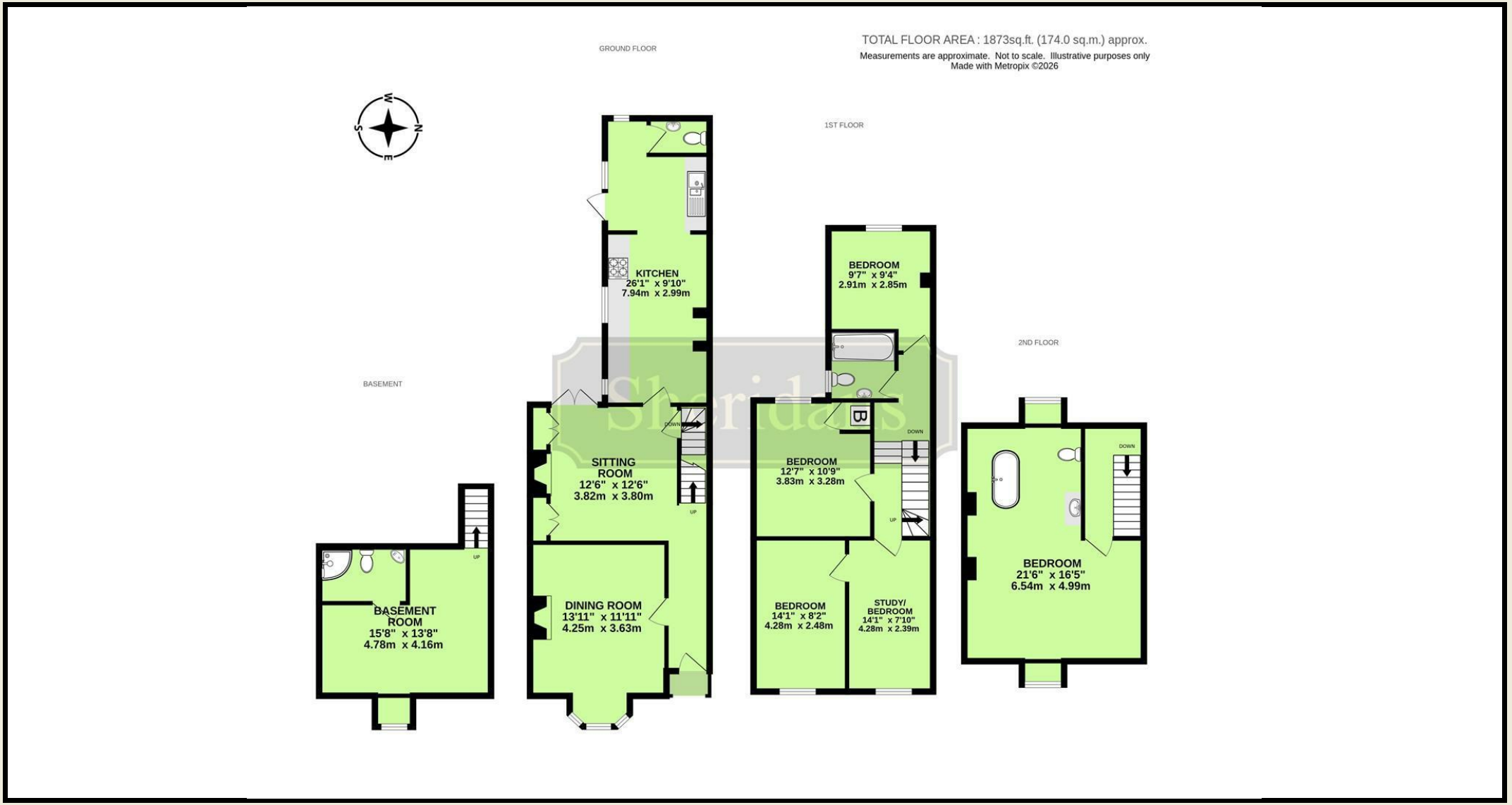
Directions
From the town centre proceed north along Northgate Street. At the roundabout take the second exit and continue onto Fornham Road, where number 79 will be found further on the left hand side.

Services
All mains services are connected.
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: Very Low Risk (source gov.uk)
EPC Rating D.










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**

**Web:** www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

**Bury St. Edmunds Office**
19 Langton Place,
Bury St Edmunds, IP33 1NE
**Tel:** 01284 700 018

**Registered office:** Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

**Registered in England No.** 04461290
**VAT Number:** 794 915 378

The Property Ombudsman

Sheridans