



**29 Fornham Road,
Bury St. Edmunds, Suffolk.**

**DAVID
BURR**



29 FORNHAM ROAD, BURY ST. EDMUNDS, SUFFOLK. IP32 6AW

The Cathedral town of Bury St Edmunds lies in West Suffolk at the heart of East Anglia famous for its Benedictine Abbey. The town has extensive facilities and amenities to cater for all walks of life and has exceptional transport links. The A14 bypasses the town and links the Midlands with the East coast. London via the M11 is 60 miles. The railway station offers services to Cambridge, Norwich and Ipswich with connections for London. A commuter rail link is available at Stowmarket.

This exceptionally well-presented town house offers stylish accommodation over 4-floors, there is considerable versatility throughout with a blend of contemporary finishes and period features in keeping with the property's original age. Further benefits include off-road parking and a large south-west facing tiered garden.

An exceptionally well-presented town house with off-road parking and large south-west facing garden.

ENTRANCE HALL: A long inviting area with an 8'4" ceiling height, exposed floorboards and solid oak door opening to:-

SITTING ROOM: A charming room with a large bay window incorporating a central sash and shutters. Exposed floorboards. Ornate fireplace with curved marble hearth and moulded wood surround. Display shelving and useful storage cupboard.

KITCHEN/DINING/LIVING ROOM: An exceptional space with a wall of bi-folding glass doors that open to create a near 14ft wide opening onto the south-west facing terracing and the garden beyond. An attractive tiled floor runs throughout and within the living/dining area an urban feel is created with exposed steel girders and brickwork. Log burning stove. The kitchen area has been finished with an extensive range of attractive matching modern units and thick solid wood worktops that incorporate a single drainer sink unit with vegetable drainer and mixer tap over. There is space/point for an American style fridge/freezer. Integrated appliances include; dishwasher, twin electric ovens and a 5-ring gas hob with extractor fan over.

For utility – see first floor.

CLOAKROOM: Fitted WC with wash hand basin and storage below.

Lower Ground Floor

Complete with an attractive tiled floor, display shelving and natural light. Currently utilised as a cinema room but with potential to be a bedroom, snug, office, etc.

First Floor

LANDING: Access to second floor and doors to:-

BEDROOM 2: A light room with 2 large sash windows providing a view of the street-scene below. Extensive part-mirror fronted built-in wardrobes.

BEDROOM 3: Enjoying garden views. Finished with built-in double wardrobe, storage cupboards and fireplace with inset pretty Victorian grate.

FAMILY BATHROOM: Attractively tiled and finished with a large deep double ended bath, separate shower attachment and side screen. Heated

29 FORNHAM ROAD, BURY ST. EDMUNDS, SUFFOLK. IP32 6AW

towel rail, WC and period style vanity unit with a large enamel sink and storage below. Shelved linen cupboard.

UTILITY CUPBOARD: With plumbing for washing machine and space for tumble dryer.

Second Floor

PRINCIPAL SUITE: A double aspect room with views to both front and rear, the latter over the garden and treetops beyond. Useful eaves storage cupboard and door to:-

ENSUITE: With attractive tiling, large shower cubicle, WC and wash hand basin.

Outside

A brick paved drive provides ample **OFF-ROAD PARKING**. The garden is an outstanding feature, cleverly designed on different levels incorporating varying styles of garden; one with an oriental feel, one more Mediterranean and with the main garden immediately behind the house incorporating a large terraced area designed with entertaining/dining Alfresco in mind. External lighting, water and power. Space for storage shed/workshop.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: C - £1,942.11 – 2025/26.

EPC RATING: Awaiting report.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: Three – good outdoor and in-home. 02 – good outdoor, variable in-home. EE and Vodafone – good outdoor. (Source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///charted.continued.gladiators.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

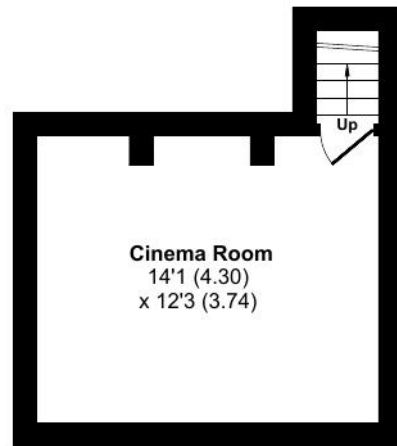
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



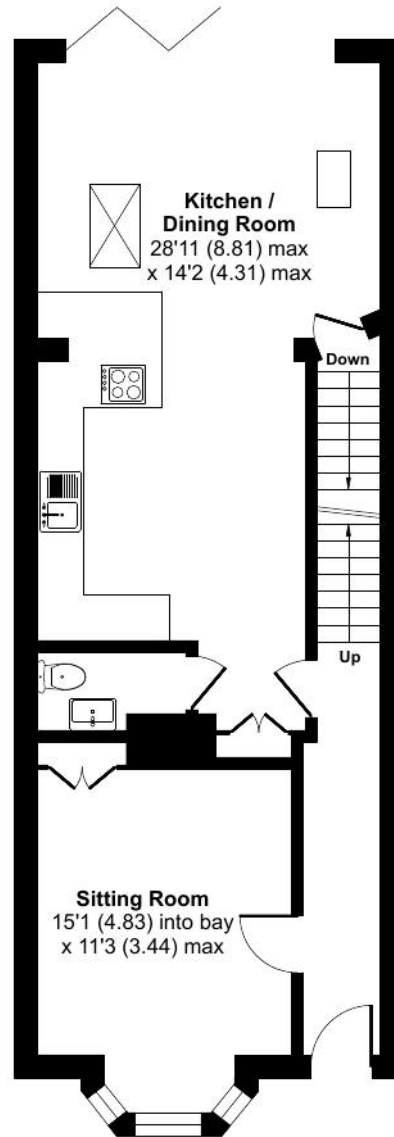
Fornham Road, Bury St. Edmunds, IP32

Approximate Area = 1640 sq ft / 152.3 sq m

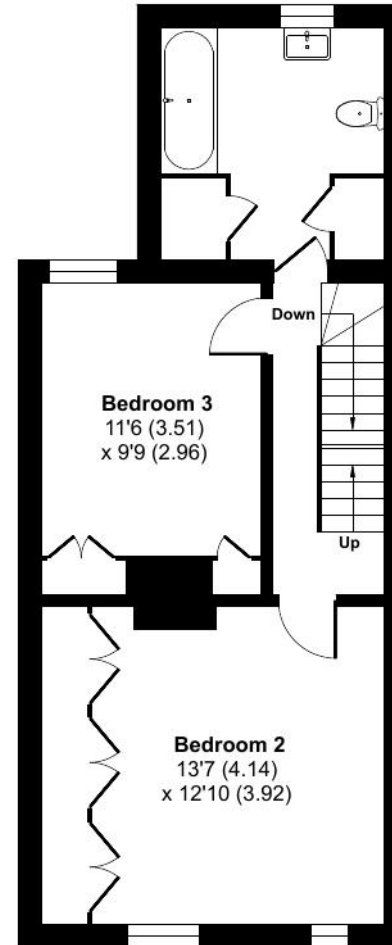
For identification only - Not to scale



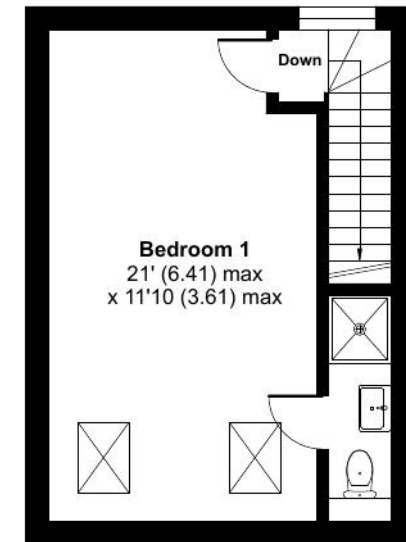
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



