

**Mortimer &
Gausden**

INDEPENDENT ESTATE AGENTS



11 Rectory Meadow, Fornham All Saints,
Bury St. Edmunds, IP28 6JR

Guide Price
£445,000

Life on one level, in a sought-after village setting.

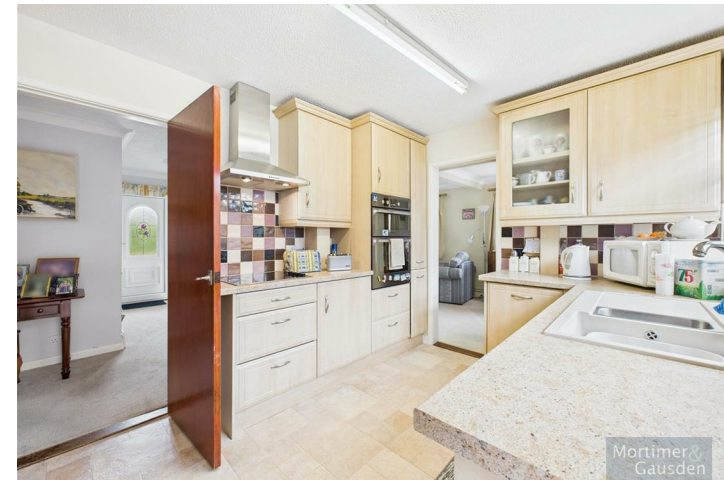
If you have been looking for a spacious and well-appointed home in a popular village location, close to Bury St Edmunds, this extended detached bungalow is bound to be of interest.

The property enjoys an established setting close to the picturesque village centre of Fornham All Saints and is considerably larger than its front elevation might suggest, making an early internal inspection highly recommended.

The flexible accommodation includes three double bedrooms, a large reception room, and a fitted kitchen.

Set in good-sized gardens with extensive parking and a single garage, an early inspection of this lovely property is highly recommended.

- Extended modern detached bungalow
- Occupying a superb village setting
- Providing flexible accommodation
- 23' Reception room, fitted kitchen
- Principal bedroom with en-suite wet room
- 2 Further double bedrooms, bathroom
- Garage, enclosed gardens, ample parking
- Oil fired Central Heating, UPVC glazing



In more detail, the accommodation comprises:

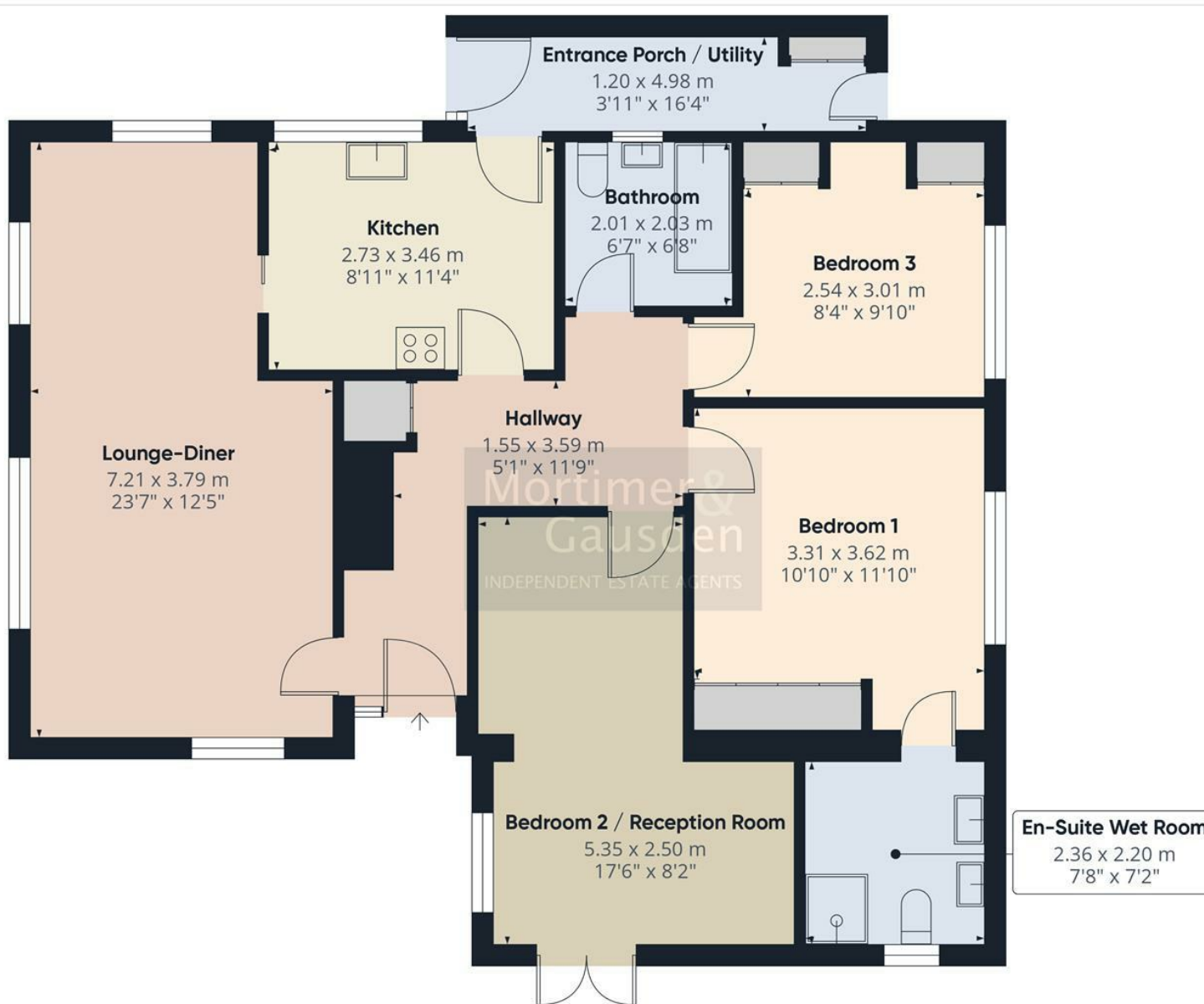
The entrance hall/side porch features doors to both the front and rear elevations and incorporates a useful utility area. From here, a door opens into the refitted kitchen, equipped with a range of modern units and complementary work surfaces. Integrated appliances include a built-in double oven, fitted hob and cooker hood. A further door from the kitchen leads to the inner hallway, which provides access to the spacious, triple-aspect sitting room, complete with an open fireplace.

The inner hallway also serves the family bathroom and all three bedrooms. Bedroom One features fitted wardrobes and a generous wet room-style en-suite shower room. Bedroom Two, currently utilised as an additional reception room, is of excellent proportions and benefits from glazed doors opening directly onto the garden. Bedroom Three is another well-sized double bedroom with fitted cupboards.

Outside, the gardens are enclosed by fencing and mature trees, offering a good degree of privacy. Much of the garden is laid to lawn, providing the perfect space for relaxing and entertaining. To the front and side of the bungalow is an ample parking area, which gives access to the single garage with light and power connected.

COUNCIL TAX - BAND C - West Suffolk
ENERGY PERFORMANCE RATING - E
SERVICES - Mains water, electricity and drainage. Oil heating
BROADBAND - Ofcom states superfast broadband is available
Mobile - Ofcom states all mobile phone providers are likely
WHAT3WORDS ///ending.interview.assemble





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526