Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

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

LOTS OF SPACE, HUGE POTENTIAL – This substantial detached house occupies an established and popular village setting, with large gardens, extensive parking and a double garage.

The property, which is being sold with the benefit of having NO UPWARD CHAIN, requires a little updating but has the makings of a truly wonderful family home.

- Spacious detached home ideal for family living
- Gas fired central heating, uPVC sealed unit glazing
- Hall, shower room, sitting room, dining room
- Kitchen/breakfast room, utility, office
- 4 Good sized bedrooms, bathroom, cloakroom
- Double garage, ample parking, fantastic gardens

Offers In Excess Of £500,000

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General Information

The property occupies a superb non-estate setting close to the village centre. The village of Fornham All Saints has a lovely traditional community feel and has various amenities including: public house/restaurant, coffee house, church and village hall with sports field. The town centre of Bury St. Edmunds is around 3 miles away. The A14 is also within easy reach and provides fast access to Ipswich, Newmarket and Cambridge.

If you have been looking for a home in a peaceful village setting, this CHAIN FREE detached house will certainly be of interest. The property, which was built in 1969 has been owned since new by the present vendors.

This much loved home has certainly been very well maintained, but is now perhaps ready for a little updating, making it perfect for anyone wanting to put their 'own mark' on a property whilst increasing its value. The house, which benefits from gas fired central heating and replacement uPVC sealed unit glazing and facias, offers very well proportioned rooms with large windows adding to the feeling of light and space.

On the ground floor: The entrance hall gives access to the sitting room, separate dining room, kitchen and downstairs shower room. The sitting room is a lovely triple aspect room with a fireplace and patio doors leading into the gardens. The dining room has space for a large table and has views over the front gardens. The kitchen/breakfast room has ample cupboards, worktop surfaces and a breakfast bar. There is plenty of appliance space and a built-in double oven, hob and cooker hood. Leading off the kitchen is a useful utility room which has door to the outside and a Baxi gas fired boiler. A further door leads into an office/storeroom and in turn onto the double garage. This total area to the side of the house could in theory be converted to provide additional living space of annexe potential.

On the first floor: A light and bright landing area gives access to all 4 double bedrooms, a family bathroom and a separate cloakroom.

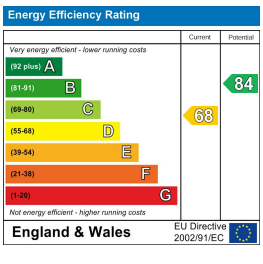
Outside
The gardens to the front of the house are of a very generous size and have been laid mainly to lawn. A driveway provides parking for a number of cars and gives access to the double garage which has light and power connected.

The rear gardens are one of the many lovely features of the house and afford a good degree of privacy. Laid mainly to lawn with a patio area the gardens are planted with a variety of shrubs and trees.

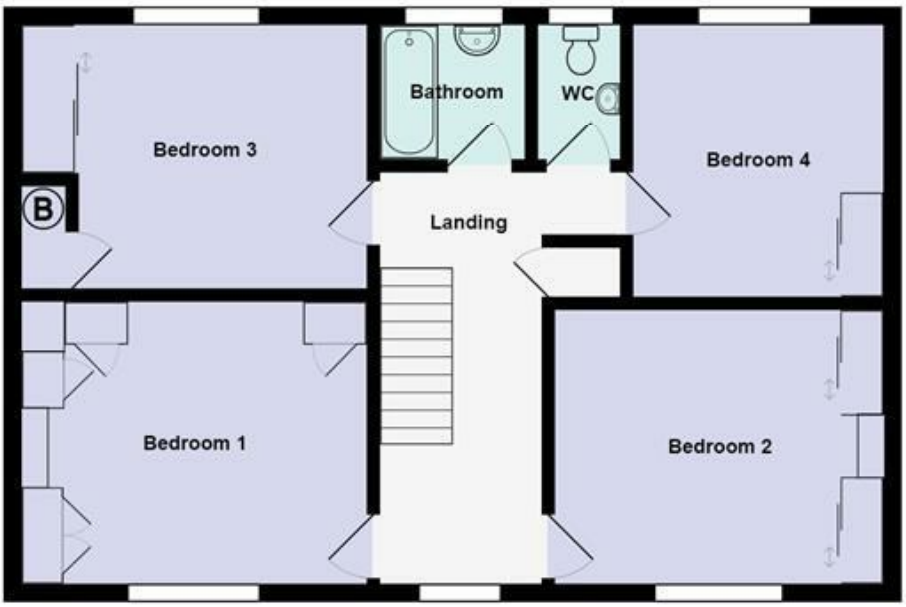
COUNCIL TAX - BAND E

Directions
From Bury St. Edmunds town centre proceed along Northgate Street crossing over the roundabout into Out Northgate. Continue into Fornham Road and on reaching the traffic lights continue straight over into Mildenhall Road. Continue out of town, straight over the first roundabout at Marham Park and at the next mini roundabouts turn right towards Fornham village centre. Turn right into Pigeon Lane and then 2nd right into Rectory Meadow.

Reception Hall
Shower Room
Sitting Room 21'10 x 12'11 (6.65m x 3.94m)
Dining Room 13'6 x 10'11 (4.11m x 3.33m)
Kitchen 13'5 x 10'5 (4.09m x 3.18m)
Utility Room 8'8 x 8'0 (2.64m x 2.44m)
Office 10'9 x 8'9 (3.28m x 2.67m)
First Floor Landing
Bedroom 1 13'6 x 11'0 max overall (4.11m x 3.35m max overall)
Bedroom 2 12'11 x 10'8 max overall (3.94m x 3.25m max overall)
Bedroom 3 10'11 x 10'6 (3.33m x 3.20m)
Bedroom 4 10'9 x 9'11 max overall (3.28m x 3.02m max oeverall)
Bathroom
WC
Garage 17'9 x 16'3 max overall (5.41m x 4.95m max overall)
Gardens



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 fitting. 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 web site, please contact our offices immediately.


Bedroom 3
Bathroom
WC
Bedroom 4
B
Landing
Bedroom 1
Bedroom 2

Utility Room
Kitchen
Shower Room
Sitting Room
Office
Dining Room
Reception Hall
Garage

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