Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# 12 Aldridge Lane, Fornham All Saints, Bury St. Edmunds, Suffolk, IP28 6JT

SOMETHING RATHER SPECIAL – We instantly fell in love with this gorgeous semi-detached cottage and are very confident you will too. From the moment you step inside you will appreciate the high standard of finish, the wealth of character and of course the views over the lovely gardens and village church beyond.

As properties of such a high standard rarely become available, we would thoroughly recommend an early internal viewing.

- Stunning 2 bedroom semi detached period cottage
- Occupying a lovely 'tucked away' village setting
- Spacious sitting room with woodburner
- Stylish kitchen/diner with vaulted ceiling
- Study, bathroom, en suite, gas central heating
- Home office/outbuilding, gardens, ample parking

## Guide Price £395,000

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## General Information

The property occupies a lovely setting tucked behind the village church and within easy reach of all local amenities. The village enjoys a strong sense of community and has a number of facilities which include a coffee house, public house/restaurant, village hall and an independent hotel with golf club, restaurant, cafe and fitness suite with swimming pool.

The town centre of Bury St. Edmunds is around 3 miles away and offers an extensive range of recreational, educational and shopping facilities. The A14 is also within easy reach and provides fast access to Ipswich, Newmarket and Cambridge.

As previously mentioned, this charming semi detached cottage offers a wealth of original character with lots of exposed beams, timbers and brickwork. At the same time, the property also provides every modern convenience including a stylish kitchen with a Fisher & Paykel cooking range, a stunning bathroom, a contemporary en suite and gas fired central heating. For those people who work from home, there is also a converted outbuilding which would make an ideal home office.

In our opinion, the property would be perfect for a couple searching for their dream home, but would also work well as a 2nd home or high-end holiday rental.

Outside
The gardens are completely enclosed by fencing and afford a good degree of privacy and seclusion. The gardens have been landscaped to provide the perfect space to relax and entertain and include a patio terrace, lawn, planted shrub and flower borders and a variety of mature trees. There is an area of parking suitable for 3 cars set between the outside edge of the fence and Aldridge Lane.

Agents note. The accommodation is arranged over 3 floors and buyers should note that the staircase to the 2nd floor/bedroom 2 is quite narrow making it less suited to those with restricted mobility or indeed anyone after 3 glasses of wine!

COUNCIL TAX - BAND TBC

Directions
From the town centre proceed along Northgate Street crossing over the roundabout into Out Northgate. Continue into Fornham Road then straight over the traffic lights into Mildenhall Road. Continue out of town, straight over the first roundabout at Marham Park and at the double mini roundabouts turn right towards Fornham village centre. Turn left just before the church into Forge End then immediately right into Aldridge Lane. The cottage will be seen almost immediately on the left hand side.

Kitchen/Diner 16'10 x 8'10 (5.13m x 2.69m)

Sitting Room 16'4 x 12'2 (4.98m x 3.71m)

Study 8'1 x 7'1 (2.46m x 2.16m)

Bathroom 7'10 x 7'0 (2.39m x 2.13m)

First Floor

Master Bedroom 12'9 min x 11'6 (3.89m min x 3.51m)

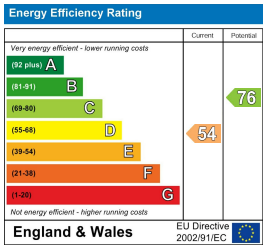
En Suite Shower

Second Floor

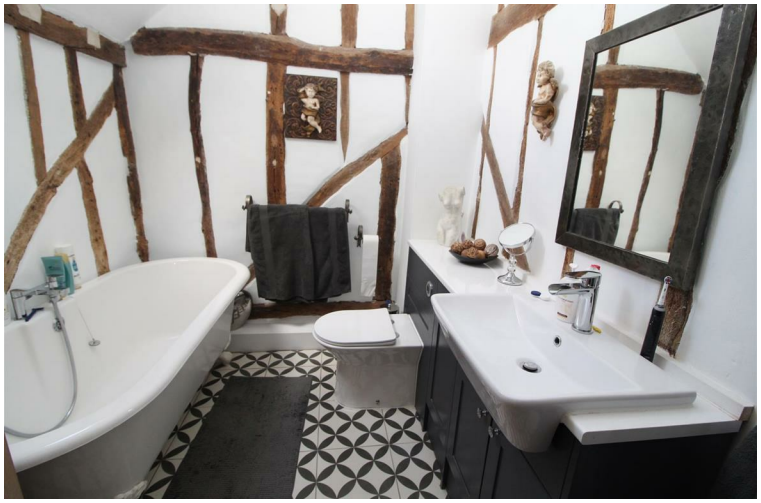
Bedroom 2 13'1 x 11'1 max sloping ceiling (3.99m x 3.38m max sloping ceiling)

Home Office 18'2 x 9'8 (5.54m x 2.95m)

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.

Study
Bathroom
Sitting Room
Kitchen/Diner
GROUND FLOOR
Wardrobe
En Suite
Master Bedroom
Landing
FIRST FLOOR
Home Office
OUTBUILDING
Bedroom 2
SECOND FLOOR

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