Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

43 Pigeon Lane, Fornham All Saints,
Bury St. Edmunds, IP28 6JP

Guide Price
£280,000

Position perfect, in a quiet village setting and enjoying a wonderful outlook. With views over open land to both front and rear.

The property occupies a superb non-estate setting close to the village centre. The village of Fornham All Saints has a lovely community feel and has various amenities including: public house/restaurant, coffee house, church and village hall with sports field.
The property backs onto the All Saints Golf Course and is opposite open protected countryside.

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.

- Chain-Free semi-detached village house
- Wonderful position - in quiet no-through lane
- Gas Central Heating, uPVC double glazing
- Sitting room, kitchen, ground floor wet room
- Three good sized bedrooms
- Single garage, shed, greenhouse
- Ample driveway parking, large gardens
- Lovely open aspect to the front and rear

A much loved home for many years is now ready for a new owner to put their own stamp on it! Whilst the house is a little dated in places, it is certainly something you could move straight into. In our opinion the property also offers potential for extension - if required and subject of course to consent.

The ground floor: The entrance hall leads to the large sitting room positioned at the front. The kitchen is functional and has 2 large storage cupboards as well as fitted units, and space for free-standing cooker and leads via the back door into a separate utility / Garden room with space for further appliances. Finally, there is a ground floor wet-room.

The first floor: The landing area leads to the 3 good sized bedrooms, the main to the rear enjoying a large walk-in wardrobe cupboard and 2 windows with lovely views across the back garden and golf course beyond. The other 2 bedrooms to the front both enjoy an open outlook across the front garden and fields beyond.

Outside
The gardens are a particularly lovely feature. The front gardens are laid mainly to lawn with borders and a long driveway providing ample parking. A gated side access leads past the garage into rear gardens.

The rear gardens are of a very generous size with a variety of mature shrubs and trees and well fenced. Mainly laid to lawn, with a patio and useful outbuildings including a shed and greenhouse and provide ample space and opportunity to 'grow-your-own' produce or add your own green-fingered creative touches.

COUNCIL TAX - Band B
ENERGY PERFORMANCE RATING - tbc
COUNCIL - West Suffolk
SERVICES - All main services connected
BROADBAND - Ofcom states Ultrafast broadband is available
Mobile - Ofcom states all mobile phone providers are likely (outdoors)
WHAT3WORDS - ///banquets.vase.raced

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.

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