



**THREE-BEDROOM BUNGALOW WITH LARGE SOUTHERLY REAR GARDEN**

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

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ESTABLISHED 1966

## 4 Rectory Meadow Fornham All Saints Bury St Edmunds Suffolk IP28 6JR

- Bury St Edmunds 2.8 miles
- Cambridge 29 miles
- Ickworth Park 6.4 miles
- Lavenham 15 miles

ENTRANCE HALL | STUDY | LOUNGE |  
KITCHEN/DINING/DAY ROOM | UTILITY | SHOWER ROOM  
| THREE BEDROOMS | FAMILY BATHROOM | GARAGE |  
GARDEN

Front door leads in to a connecting corridor giving access to both the garage, rear garden and useful additional room to its rear which can be used either as a hobby room or study.

The door to the main property leads in to the central hall way, immediately to the right is a generous family bathroom with a white suite of pedestal basin, low-level WC, bath with mixer tap attachment, appropriate tiling and a chrome towel rail.

A further corridor leads through to the kitchen extension completed in 2017, which now forms the hub of the home with its cream painted shaker-style kitchen with a wide range of storage solutions, within which can be found a five-burner Belling range cooker with oven and grill below and extractor hood above, room for dishwasher and space and plumbing for an American-style fridge-freezer. This triple-aspect room enjoys access to both the rear garden and the enclosed front garden.

Utility room with a further sink, plumbing and space for washing machine and tumble dryer.

The sitting room is double-aspect, split in to two areas with a wood-burning stove set in a decorative tiled surround hearth with a timber bressummer beam.

## CLEVERLY EXTENDED THREE-BEDROOM BUNGALOW WITH NO CHAIN

**Guide: £479,950 FREEHOLD**



The bedroom end of the property comprises principal bedroom overlooking the rear garden, with a range of five-door built-in wardrobes with shelf and hanging rails. Two further bedrooms and shower room with a large corner tiled shower cubicle with adjustable head shower, vanity basin with storage below, WC, towel rail and half-tiled walls.

## OUTSIDE

There is a concrete drive with a side gravel area, which is suitable for multiple vehicles, leading to the garage and gates to the front garden which is enclosed and private, screened by laurel hedging, having a timber deck with raised planters adjacent to raised vegetable bed and lawned area, with a large garden shed. Whilst to the rear of the property, which has a southerly aspect, is further timber decking enjoying a predominantly lawned garden with a central silver birch, with edged planted border round to a further area, all of which offers a high degree of privacy.

## Services

Mains water, gas, electricity and drainage all connected, together with fibre broadband.

**Local Authority:** West Suffolk – Band C



## Ground Floor

Approx. 156.1 sq. metres (1680.1 sq. feet)



Total area: approx. 156.1 sq. metres (1680.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.





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