



A BEAUTIFULLY MODERNISED DETACHED HOUSE ON THE EDGE OF THIS WELL-REGARDED VILLAGE

Cursus Cottage, The Street, Fornham All Saints, Bury St Edmunds, Suffolk IP28 6JW

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ESTABLISHED 1966

Cursus Cottage
The Street
Fornham All Saints
Bury St Edmunds
Suffolk IP28 6JW

- *Bury St Edmunds 2 miles*
- *Flempton Golf Club 3 miles*
- *Cambridge 28 miles*

RECEPTION HALL • CLOAKROOM • SITTING ROOM
KITCHEN/BREAKFAST ROOM • 3 BEDROOMS • EN SUITE
SHOWER ROOM • BATHROOM • GARAGE/STUDIO

Situated within this well-regarded village, just 2 miles from Bury St Edmunds, Cursus Cottage is a beautifully presented and much-improved modern cottage, built of traditional construction with red-brick elevations under a peg-tiled roofline.

The property provides comfortable accommodation extending to 1,100ft², enjoying a good deal of natural light throughout, comprising large central reception hall with cloakroom and stairs to the first floor. The sitting room enjoys a double aspect with glazed doors leading to the garden, as well as a feature red-brick chimney breast housing a wood-burning stove.

The kitchen/breakfast room has been updated and refitted with a stylish range of shaker-style base and eye level units with integrated double oven, 4-ring hob with extractor, fridge/freezer and matching island with solid oak worktops and tiled floors. The dining area is vaulted with velux roof light and glazed doors to the large terrace, with bespoke bench seating area with storage beneath.

On the first floor is a good-sized landing area with airing cupboard, with the principal bedroom having an en suite shower room and ladder to a mezzanine floor providing storage with velux window.

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Guide: £500,000 (*Freehold*)



There are two further bedrooms that are served by an updated bathroom, with modern white suite with tiled floors and wall, bath with shower over, low level WC and vanity wash basin.

Outside

Cursus Cottage is approached from the entry of The Street into Pigeon Lane, onto a driveway providing parking for numerous vehicles. The garden has been newly fenced to most parts, with two largely lawned areas, facing east and west, with a large modern south facing terrace.

The garage has been sub-divided, converted to provide a perfect space for a studio, office or TV room. The remainder is accessed from the up-and-over garage door for useful storage.

Services

Mains water, drainage and electricity • Gas-fired heating • Broadband 146Mb • West Suffolk Council Tax Band 'D' • EPC 'C' •

Location

Fornham All Saints is a delightful and popular village situated just to the north-west of Bury St Edmunds. The village has an abundance of local amenities to include public house, church, pizzeria and All Saints Hotel (inc Gym, Spa and Golf Course).

Bury St Edmunds is a picturesque, thriving market town which brings together the old and the new. The town boasts venues for eating, drinking, shopping, and relaxing, making it a great place to live, work, visit and study.

The market town, with its impressive produce market every Wednesday and Saturday, is nestled in the heart of Suffolk. It is known for the Abbey Gardens, a ruined abbey right in the town centre. Bury is a very popular destination for locals and tourists to the area. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter of the town and the Abbey Gardens itself or browse the newer side of the town to discover its large assortment of shops, restaurants and entertainment centre.



Approximate Area = 1122 sq ft / 104.2 sq m

Limited Use Area(s) = 106 sq ft / 9.8 sq m

Total = 1228 sq ft / 114 sq m

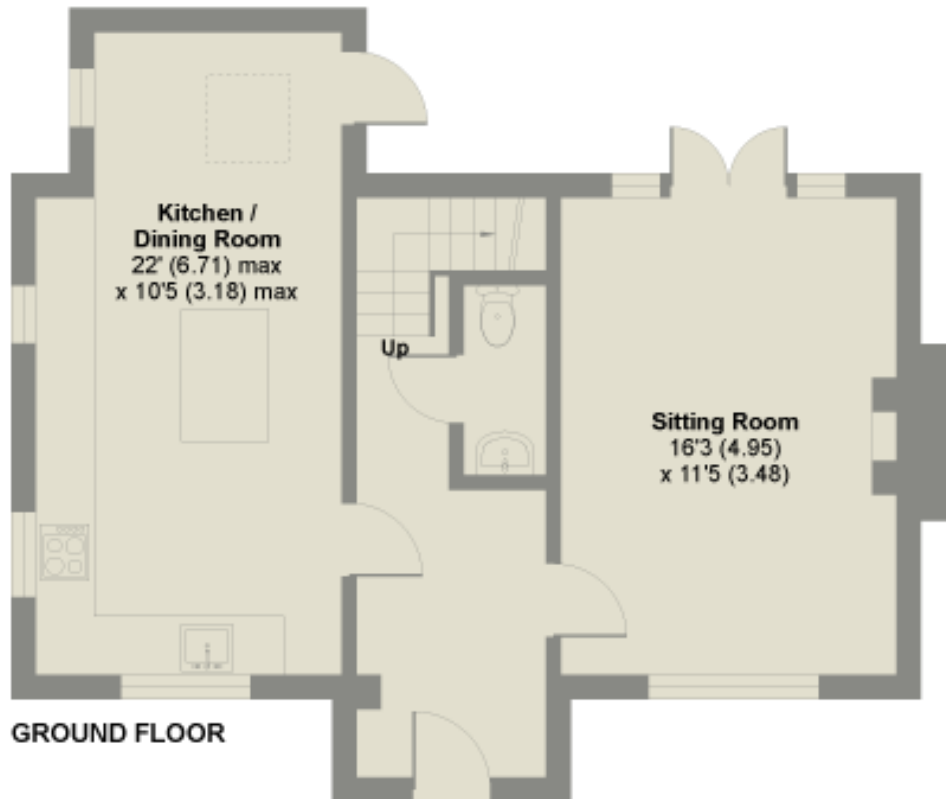
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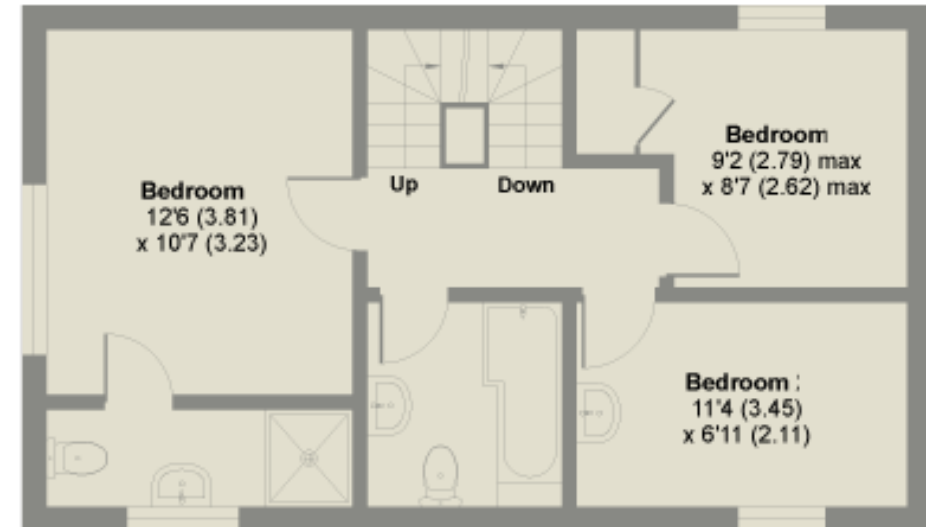
Denotes restricted
head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Bedfords Estate Agents. REF: 1081888





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