



**2 Pound Meadow,
Fornham All Saints, Suffolk.**

**DAVID
BURR**



2 POUND MEADOW, FORNHAM ALL SAINTS, BURY ST. EDMUNDS, SUFFOLK. IP28 6JL

Fornham All Saints is a charming village served by a Parish Church, Public House, coffee shop, pilates centre, golf club/hotel and further Bury Golf Course. There is a cycle and pedestrian route from the village linking to the historic town of Bury St Edmunds with its further amenities including schools, shops and restaurants (approximately 2.5 miles). National rail links are available from Bury St Edmunds or Stowmarket and the A14 provides fast access to the Midlands, Cambridge (approximately 27 miles) and London via the M11.

This exceptionally well-presented detached house has been sympathetically enlarged and now provides stylish, well-appointed accommodation of about ??? sq.ft. The versatile layout is further complemented by a garage, carport, gym/studio and off-road parking.

An exceptionally well-presented detached house within one of the areas most favoured villages.

ENTRANCE HALL: A spacious inviting area with a tiled floor, staircase off and door to:-

DRAWING ROOM: A light room with a 7ft wide wall of glass incorporating sliding doors that open onto terracing and the garden beyond. An attractive wood floor runs throughout and is complemented by useful recessed storage and a fireplace with inset coal effect gas fire and granite hearth.

LIVING/DINING ROOM: An exceptional addition with an oak floor running throughout. 2 sets of double doors open onto terracing and the garden beyond. This room links particularly well via a set of double doors to:-

KITCHEN/BREAKFAST/LIVING ROOM: Fitted with an extensive range of matching units and Corian worktops that incorporate a large breakfast bar, single drainer sink unit, vegetable drainer and mixer tap over. Space/point for an American style fridge/freezer and integrated appliances include Bosch electric oven, combination microwave oven and warming drawer. Built-in dishwasher and electric hob with extractor over. Shelved **PANTRY** cupboard. Opening to:-

SUN ROOM: A useful addition with a tiled floor and door opening to the garden.

CLOAKROOM: Fitted WC and wash hand basin with storage below.

UTILITY CUPBOARD: Providing a useful storage area and with plumbing for washing machine.

First Floor

LANDING: Staircase to second floor and doors to:-

PRINCIPAL SUITE: An exceptional space, in particular the bedroom area with a view over the golf course and an opening to:-

DRESSING ROOM: Fitted with extensive wardrobes and lighting above.

ENSUITE: With a large double shower cubicle, heated towel rail, WC and wash hand basin with storage below.

BEDROOM 2: Enjoying views over a greensward with the golf course beyond. Built-in double wardrobe.

BEDROOM 3: Enjoying a lovely view over the rear garden and the Church beyond. Built-in double wardrobe.

BEDROOM 4: Shelved linen cupboard and views over the rear garden.

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FAMILY BATHROOM: Bath with shower over and folding side screen, WC and wash hand basin.

Second Floor

BEDROOM 5: Views over the golf course in one direction and roof-tops and trees in the other.

BEDROOM 6: With an interesting roof-scape view and offering potential to be a bathroom, dressing room, study, etc.

Outside

To the rear of the property is **OFF-ROAD PARKING** for a number of vehicles that leads to a **CARPORT** and **GARAGE** with up and over door and light and power connected. The rear of the garage has been divided into a separate room currently utilised as a **GYM** but offering potential to be a studio, office, playroom, etc.

The gardens are one of the property's most attractive features with areas on 3 sides providing for sun or shade throughout the day and finished with well-placed terraces designed with entertaining in mind. There are areas of lawn, established trees, hedging, roses, colourful plants, etc. There is a useful **STORAGE SHED** and **SUMMERHOUSE**. External lighting and power points. Water tap. Electric car charging point.

SERVICES: Main electricity, water and drainage are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: E - £2,605.90 – 2025.

EPC RATING: C.

BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoors, likely (source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///bloom.warrior.touched.

VIEWING: Strictly by prior appointment only through DAVID BURR
Bury St Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Fornham All Saints, Bury St. Edmunds, IP28

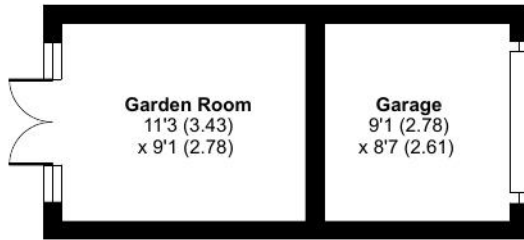
Approximate Area = 2505 sq ft / 232.7 sq m

Garage = 78 sq ft / 7.2 sq m

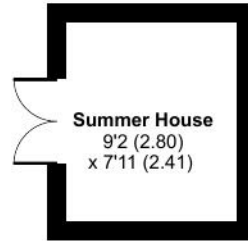
Outbuildings = 176 sq ft / 16.3 sq m

Total = 2759 sq ft / 256.2 sq m

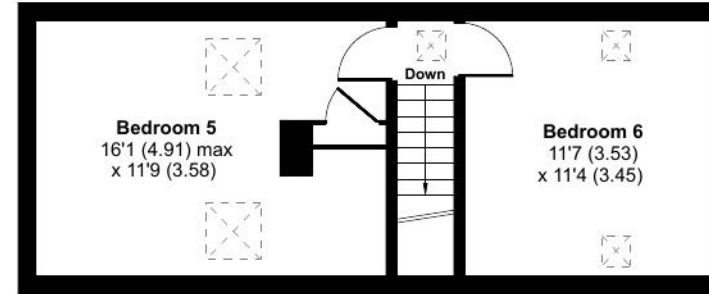
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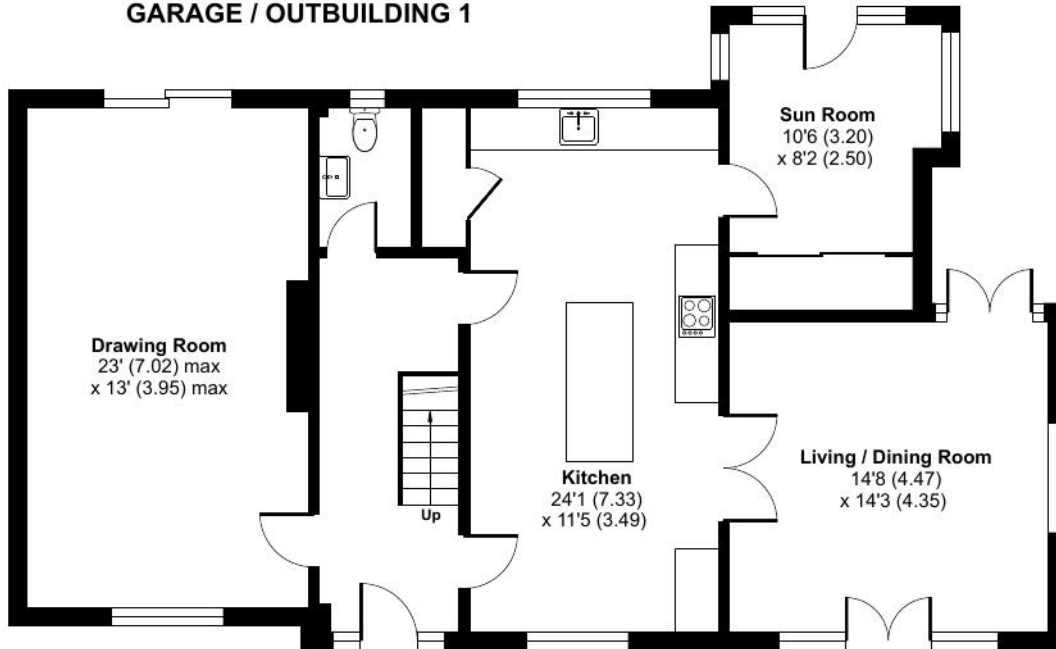
GARAGE / OUTBUILDING 1



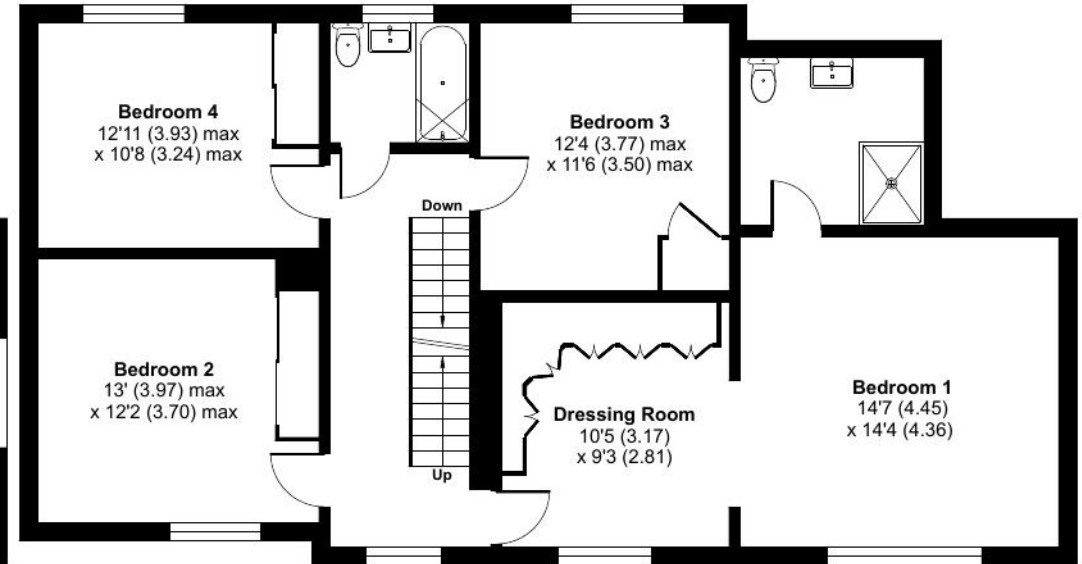
OUTBUILDING 2



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

