



DAVID  
BURR

**The Fuchsias**  
**Fornham All Saints, Bury St Edmunds**







# The Fuchsias, Hengrave Road, Fornham All Saints, Bury St Edmunds, Suffolk IP28 6LA

Fornham All Saints is a charming village served by a Parish Church, Public House, Village shop with café specializing in fine organic produce and two popular golf courses. Further amenities including schools, shops and restaurants are found in the historic town of Bury St Edmunds approximately 2.5 miles south east. 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.

A delightful mid-19<sup>th</sup> century detached family home of traditional construction in this well-regarded Suffolk village. The Fuchsias occupies a prominent position towards the centre of the village with red brick elevations under a pantile roof. Deceptively spacious accommodation is arranged over 2 floors with the notable addition of a garden room complementing the wealth of period features.

## **A characterful yet unlisted and spacious mid-19<sup>th</sup> century detached home enjoying a prominent location within this sought-after Suffolk village just a stone's throw from Bury St Edmunds.**

Entrance into;

**ENTRANCE HALL:** With door to;

**RECEPTION ROOM:** With ample entertaining and dining space, inset log burning stove and outlook to front aspect. This reception room flows nicely to the;

**DINING/GARDEN ROOM:** With a wonderful bright outlook to the rear and side gardens and French style double doors leading to the terrace abutting the property.

**KITCHEN:** Fitted with stylish shaker units incorporating a 4-ring electric hob with extractor over, stainless steel sink unit, Lusso boiling water tap, Bosch oven, microwave and dishwasher. With door to rear terrace and access to;

**INNER HALL:** Currently used as a library and with stairs leading to first floor and offering a wealth of integrated storage.

**SITTING ROOM:** A cosy yet characterful drawing room with ample space for informal entertaining around the log burning stove and outlook to front aspect.

**UTILITY ROOM:** Located to the rear of the property with space for additional white goods, sink inset with drainer and mixer tap over.

**CLOAKROOM:** White suite comprising W.C and handwash basin.

### **First Floor**

**BEDROOM 1:** Spacious double bedroom with integrated storage and window to front.

**BEDROOM 2:** Spacious double bedrooms with integrated storage and window to front.

**BEDROOM 3:** Double bedroom with dual aspect windows to rear and side.

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**SHOWER ROOM:** A beautifully appointed suite comprising corner shower, freestanding slipper bath, W.C, handwash basin and window to rear.

## Outside

The property is set up and back from the road, enjoying an elevated position within the village, while being a short distance from the highly regarded village pub. The **OFF-ROAD PARKING** is approached via a dropped-kerb from the road which in turn leads to a covered parking and access to the **WORKSHOP**. The front gardens are defined by picket fencing with a gate and path leading to the front door. The rear garden is particularly private in nature and enjoy a South-Westerly aspect with an al-fresco dining terrace and pergola for enjoying the summer months. This is complimented by landscaped lawned gardens incorporating a variety of shrubs and specimen trees.

**In all about 0.10 acres.**

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council.

**COUNCIL TAX BAND:** E - £2,397.66 per annum.

**EPC RATING:** E.

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

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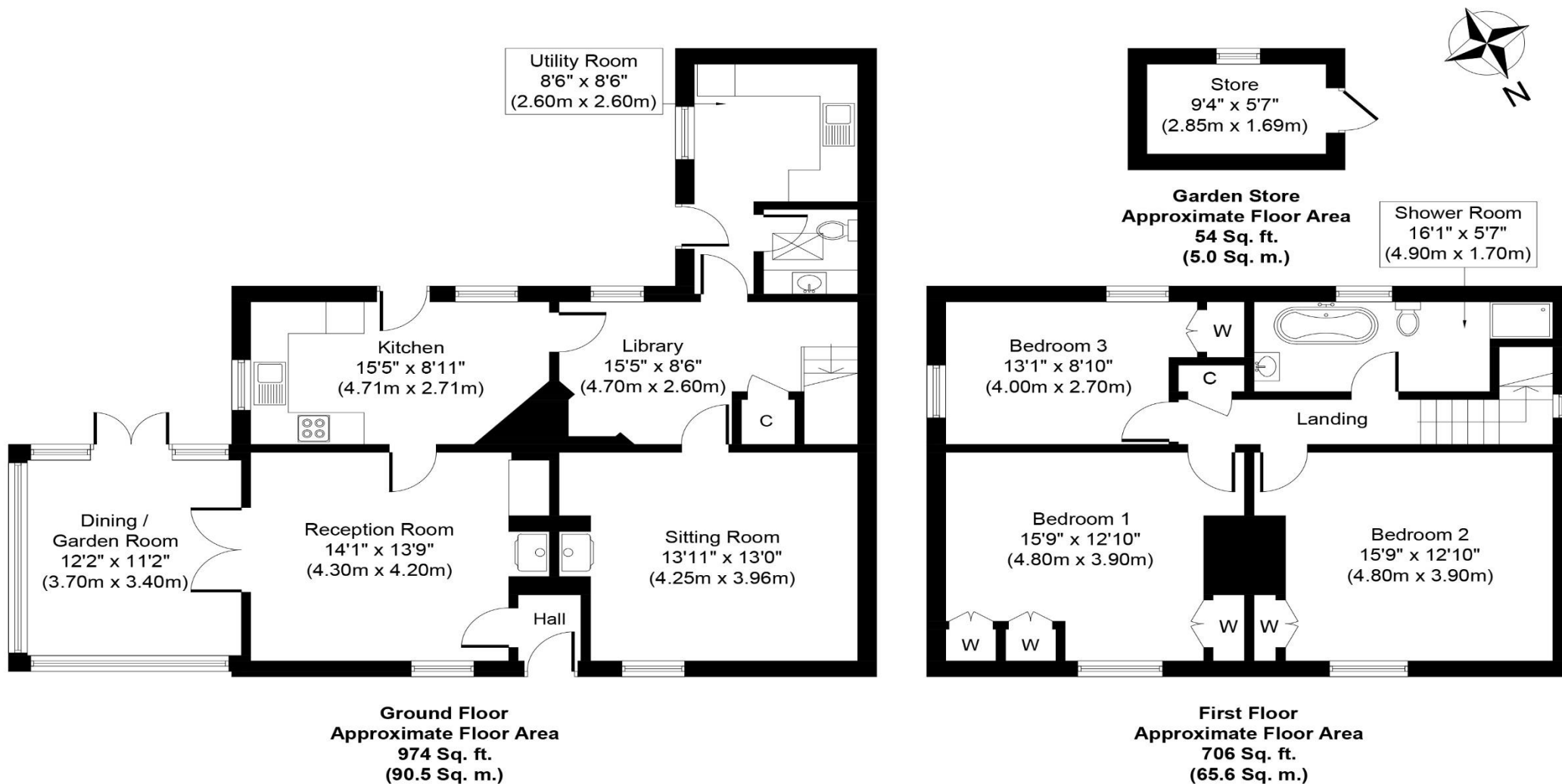
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