



Fernleigh Culford Road, Ingham
£325,000

Minors & Brady



Fernleigh Culford Road

Immaculate throughout and ready to move straight into, this detached bungalow offers stylish village living in a beautifully maintained setting. Situated in the popular village of Ingham, the property combines bright and comfortable accommodation with an attractive landscaped garden that can be enjoyed throughout the year. The well-balanced layout includes a spacious sitting room, a modern kitchen/dining room and two generous double bedrooms, creating a home that is both practical and inviting. A lean-to conservatory adds further versatility, while built-in storage and wardrobes enhance everyday convenience. Outside, the wrap-around gardens provide a variety of spaces for relaxing, gardening and entertaining, complemented by two useful sheds. With off-road parking and a sought-after village location, this is a home that offers an easy and enjoyable lifestyle from day one.

- Immaculately presented detached bungalow in a sought-after village setting
- Popular Ingham location offering village charm and countryside surroundings
- Bright dual-aspect sitting room filled with natural light throughout
- Modern kitchen/dining room ideal for everyday living and entertaining
- Two well-proportioned double bedrooms offering comfortable accommodation
- Contemporary shower room featuring a spacious walk-in shower
- Versatile lean-to conservatory overlooking the attractive rear garden
- Beautifully landscaped wrap-around gardens with excellent outdoor space
- Two useful garden sheds alongside a productive vegetable patch
- Off-road parking for two vehicles located opposite the property





Fernleigh Culford Road

Ingham, Bury St. Edmunds

The Location

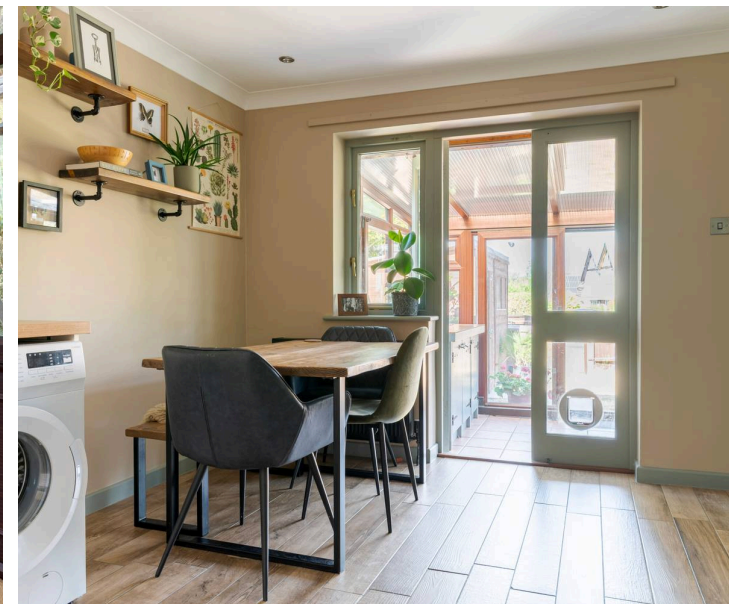
Positioned just a stone's throw from the heart of the village, the property enjoys a wonderful balance of convenience and countryside living.

Residents can easily walk to the village centre and take advantage of the local amenities on offer, while also benefitting from immediate access to charming rural walks and open Suffolk countryside right on the doorstep.

Ingham is a highly regarded and popular village known for its welcoming community feel and attractive surroundings. The village offers a range of everyday amenities, including a traditional public house, helping to create a thriving and well-connected local environment. The surrounding countryside provides a picturesque setting and plenty of opportunities for walking, cycling and enjoying the outdoors.

For a wider range of shopping, dining and leisure facilities, the historic market town of Bury St Edmunds lies approximately three miles to the south. Renowned for its beautiful architecture, independent shops, restaurants and cultural attractions, Bury St Edmunds provides an excellent extension to village life and is easily accessible for both work and leisure.

The location is also particularly convenient for those needing to travel further afield, with excellent access to the surrounding road network linking to neighbouring towns and villages across the region. In addition, the highly regarded Culford School is located nearby, making the area an attractive choice for families seeking access to well-respected educational facilities.



M&B



Fernleigh Culford Road

Ingham, Bury St. Edmunds

Culford Road, Ingham

Nestled within the popular village of Ingham, this immaculately presented detached bungalow offers stylish single-storey living in a peaceful setting. Beautifully maintained and ready to move straight into, the property has a bright, welcoming feel throughout and is perfectly suited to those looking to enjoy village life without sacrificing comfort or practicality.

A spacious entrance hall provides a great first impression and acts as the central point of the home, complete with useful built-in storage. The sitting room is a lovely space to relax, benefitting from windows to two aspects which allow plenty of natural light to pour in throughout the day. Well-proportioned and attractively presented, it is a room that feels both comfortable and inviting.

The kitchen/dining room forms the heart of the property and has been thoughtfully designed with everyday living in mind. Fitted with a modern range of units and generous work surface space, it offers plenty of room for cooking and dining alike. There is space for a dining table, making it ideal for everything from casual breakfasts to hosting family and friends. Double doors lead through to the lean-to conservatory, which provides an additional versatile space overlooking the garden and can be enjoyed as a sitting area, hobby space or practical storage area.



M&B



Fernleigh Culford Road

Ingham, Bury St. Edmunds

Both bedrooms are comfortable doubles and benefit from built-in wardrobes, helping to maximise floor space and storage. The shower room has a modern finish and features a walk-in shower, vanity basin and WC, complemented by attractive details that add character to the room.

Outside, the gardens are a real feature of the property. Wrapping around the bungalow, they offer a variety of spaces to enjoy, with areas of lawn, established planting and seating areas that lend themselves well to outdoor dining and relaxing. The mature shrubs and borders create a pleasant backdrop while attracting wildlife throughout the year.

There is also a vegetable patch for those keen on gardening, along with two garden sheds providing useful outdoor storage. Parking for two vehicles is located opposite the property on the shared driveway.

Agent's Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



M&B

Ground Floor

Approx. 787.9 sq. feet



Total area: approx. 787.9 sq. feet

M&B

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

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



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Branch Manager



Meet *Chelsea*
Property Consultant



Meet *Lee*
Director

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Your home, our market



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