



Aldridge Lane, Fornham All Saints, Bury St. Edmunds, Suffolk, IP28 6JT

MARK · EWIN
BURY ST EDMUNDS

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A stunning 4-bedroom family house in a tucked away position, located in the popular village of Fornham All Saints.

The property offers flexible family accommodation to include on the ground floor an entrance hall, open plan style kitchen/ family room, utility room, study and sitting room.

On the first floor the principal bedroom benefits from dressing room and en-suite shower room. There are three further bedrooms, and a family bathroom completes the accommodation.

Outside, the property is approached on a private road, a driveway provides both parking and access to the two garages. as its own block paved drive with ample parking for four cars in front of a single garage with electric door. The front the garden is predominantly lawned.

To the rear there is an enclosed garden mainly laid to lawn with a large decking area.

Additional Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: F - £2,818.27 (Source West Suffolk)

Services: Mains Gas, Electric, Water and Drainage.

Heating offered via Gas Central Heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds along Fornham Road and continue onto Mildenhall Road. Follow this road out of Bury St Edmunds and take a right turn at the double mini roundabout into the village of Fornham All Saints. Once in the village turn left in to Forge End and Aldridge Lane is on the right hand side.

Location

The village of Fornham All Saints has a local village/ farm shop, church and a well served public house. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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Accommodation:

Hallway 17' 9" x 5' 7" (5.4m x 1.7m)

Living Room 22' 0" x 13' 1" (6.7m x 4.0m)

Kitchen 14' 1" x 10' 2" (4.3m x 3.1m)

Sitting Area 9' 10" x 14' 9" (3.0m x 4.5m)

Dining Room 7' 10" x 11' 6" (2.4m x 3.5m)

Family Room 11' 6" x 11' 6" (3.5m x 3.5m)

Utility Room 10' 10" x 5' 11" (3.3m x 1.8m)

Office 10' 10" x 12' 2" (3.3m x 3.7m)

Landing 17' 9" x 5' 11" (5.4m x 1.8m)

Bedroom One 10' 10" x 14' 5" (3.3m x 4.4m)

Dressing Room 4' 11" x 6' 3" (1.5m x 1.9m)

Ensuite 6' 11" x 7' 10" (2.1m x 2.4m)

Bedroom Two 9' 10" x 12' 6" (3.0m x 3.8m)

Bedroom Three 10' 6" x 14' 5" (3.2m x 4.4m)

Bedroom Four 10' 6" x 8' 6" (3.2m x 2.6m)

Bathroom 6' 3" x 8' 6" (1.9m x 2.6m)

Garage/Workshop 10' 10" x 13' 1" (3.3m x 4.0m)

Additional Information:

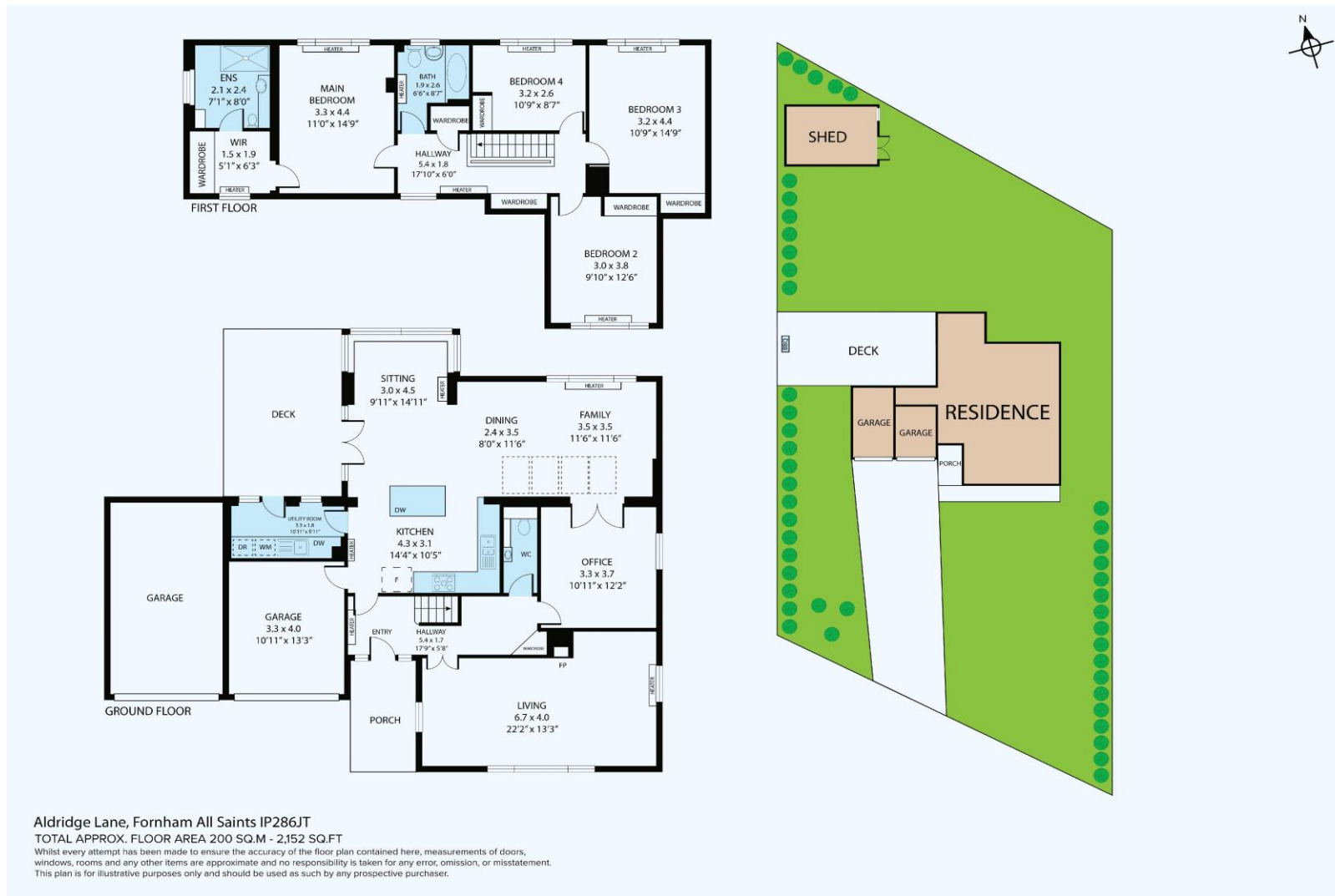
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Offers In Excess of £650,000
Freehold





MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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