



Birkdale Court, Fornham St. Martin, Bury St. Edmunds, Suffolk, IP28 6XF

MARK · EWIN
BURY ST EDMUNDS

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Located in the popular village of Fornham St Martin situated only a few miles from the historic market town of Bury St Edmunds, is this well-presented, four-bedroom, detached house offering a good level of accommodation, off road parking, double garage and a delightful rear garden.

The property offers accommodation of an entrance hall, cloakroom, dual aspect sitting/dining room with access to the conservatory and garden. The hallway also gives access to a family room and kitchen/breakfast room. The kitchen offers a range of wall and base level units and offers plenty of space for a table and chairs. There is also a useful utility room located off the kitchen with further cupboards and a sink. On the first floor, the principal bedroom benefits from built-in wardrobes and en-suite shower, there are three further bedrooms and the family bathroom completes the accommodation.

Outside, the rear garden is mainly laid to lawn and offers a paved patio, undercover seating area and planted beds with a variety of trees and shrubs. Parking is offered via a driveway leading to the double garage.

Additional Information:

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leave Bury St Edmunds along Fornham Road and turn right at the traffic lights onto the B1106 Thetford Road. Continue along this road into Fornham St Martin and continue straight ahead taking the left hand turning into Lark Valley Drive. Follow this road round and take the second right into Birkdale Court where the property can be found.

Location

Fornham St Martin is a village on the outskirts of the historic market town of Bury St Edmunds which 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.

Accommodation:

Entrance Hall 13' 4" x 10' 4" (4.06m reducing to 1.82m x 3.14m reducing to 2.21m)

Sitting/Dining Room 11' 8" x 21' 8" (3.56m x 6.60m)

Cloakroom 4' 6" x 3' 10" (1.38m x 1.18m)

Family Room 11' 8" x 11' 9" (3.56m x 3.58m)

Kitchen/Breakfast Room 22' 5" x 10' 10" (6.82m x 3.31m reducing to 2.82m)

Utility Room 10' 6" x 5' 1" (3.19m x 1.55m)

Conservatory 10' 8" x 9' 10" (3.24m x 3.00m)

Landing 10' 2" x 8' 11" (3.11m x 2.73m)

Bedroom 21' 8" x 10' 8" (6.61m x 3.24m reducing to 1.93m)

Ensuite 7' 3" x 7' 7" (2.22m x 2.31m)

Bedroom 11' 10" x 11' 0" (3.61m x 3.36m)

Bedroom 10' 2" x 11' 9" (3.11m x 3.59m)

Bedroom 10' 4" x 8' 2" (3.15m x 2.48m)

Bathroom 7' 2" x 8' 0" (2.18m x 2.43m)

Front & Rear Gardens

Driveway & Double Garage

Additional Information:

Council Tax Band: E

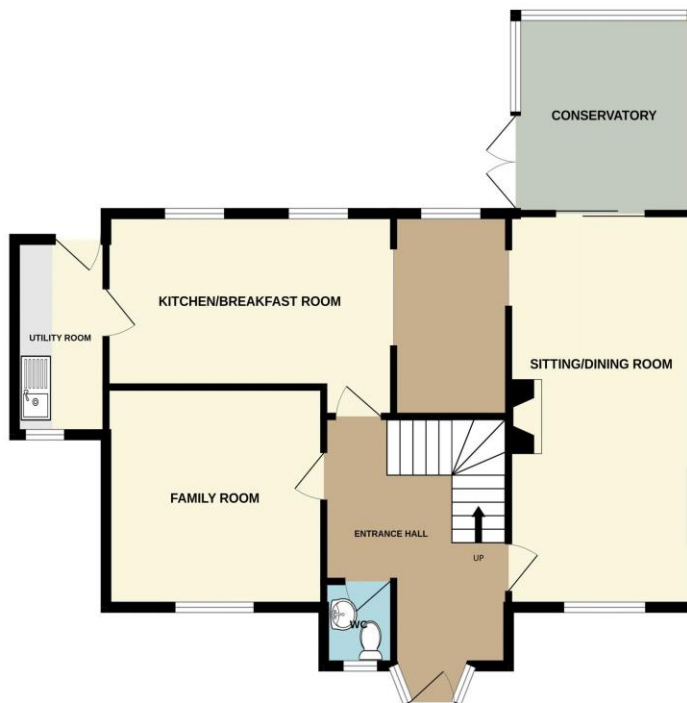
EPC Rating: C

Tenure: Freehold

Offers Over £525,000
Freehold



GROUND FLOOR
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.

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.
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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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