



Pigeon Lane, Fornham All Saints, Bury St. Edmunds, Suffolk, IP28 6JP

MARK · EWIN
BURY ST EDMUNDS

Located in the village of Fornham All Saints is this well-presented, three-bedroom, semi-detached house with spacious accommodation, off road parking, and garage.

The property comprises, on the ground floor, of an entrance hall, welcoming sitting room, modern kitchen/breakfast room, study, and shower room/utility. On the first floor, there are three bedrooms and a family bathroom, with the main bedroom benefitting from an ensuite.

Outside, the front garden is mainly laid to lawn. Access to multi-vehicle parking and garage at the rear of the property is provided via a shared driveway. The large rear garden is mainly laid to lawn, and benefits from a decking area at the rear ideal for entertaining. The rear garden is enclosed by fencing.

Agents note: Planning permission has been granted for a single-story garden room at the rear of the property:

<https://planning.westsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SQQHOCPDHCR00>

Additional Information:

Tenure: Freehold

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach. (Source Ofcom)

Mobile Coverage: EE, Three, O2 and Vodafone are listed as 'likely' 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

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. Head toward the church and turn right onto Pigeon Lane where the property can be found on the left.

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.

Accommodation:

Entrance Hall

Sitting Room 17' 0" x 10' 10" (5.18m x 3.29m Max)

Kitchen/Breakfast Room 17' 0" x 10' 8" (5.17m x 3.24m Max)

Study 8' 4" x 6' 9" (2.53m x 2.06m)

Shower Room/Utility Room 4' 3" x 11' 1" (1.30m x 3.39m)

First Floor Landing

Bedroom One 10' 6" x 12' 1" (3.19m x 3.68m)

Ensuite 6' 1" x 4' 7" (1.85m x 1.39m)

Bedroom Two 9' 9" x 10' 8" (2.96m x 3.26m)

Bedroom Three 6' 11" x 7' 9" (2.10m x 2.35m)

Family Bathroom 5' 10" x 7' 1" (1.79m x 2.15m Max)

Additional Information:

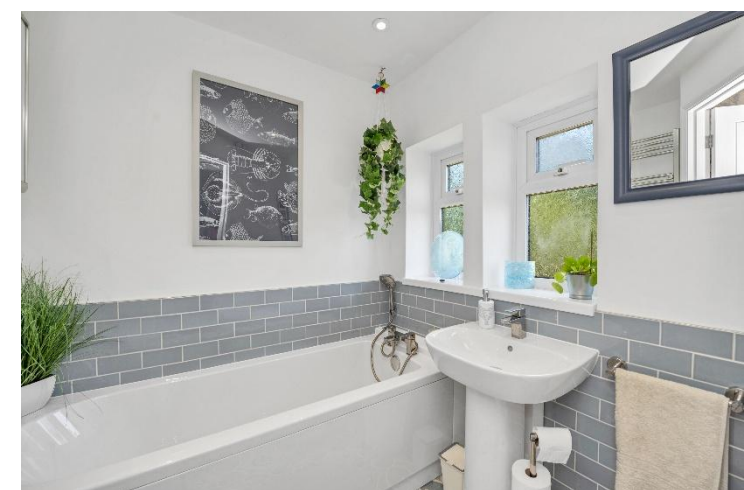
Council Tax Band: B

EPC Rating: D

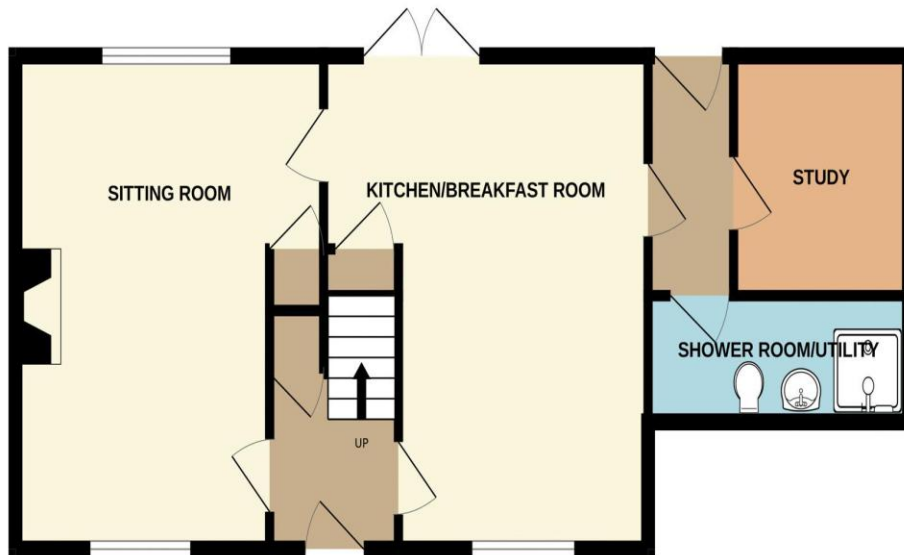
Tenure: Freehold

Guide Price £350,000

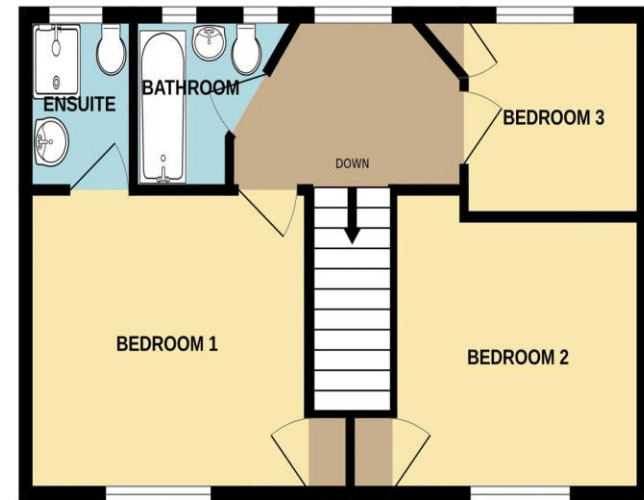
Freehold



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.4 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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