



Lark Valley Drive, Fornham St. Martin, Suffolk, IP28 6UG

MARK · EWIN
BURY ST EDMUNDS

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A four-bedroom detached house located in the village of Fornham St Martin. The property offers accommodation, on the ground floor, of an entrance porch, entrance hall, cloakroom, sitting room, kitchen dining room and a utility room. On the first floor, the four bedrooms can be found with the principal bedroom benefitting from an en-suite, the family bathroom completes the accommodation on offer.

Outside, to the front of the property the shingle driveway leads to the garage, the garage having the added advantage of a workshop. The remainder of the front garden being laid to lawn with mature trees. The rear garden is mainly laid to lawn with flower and shrub borders.

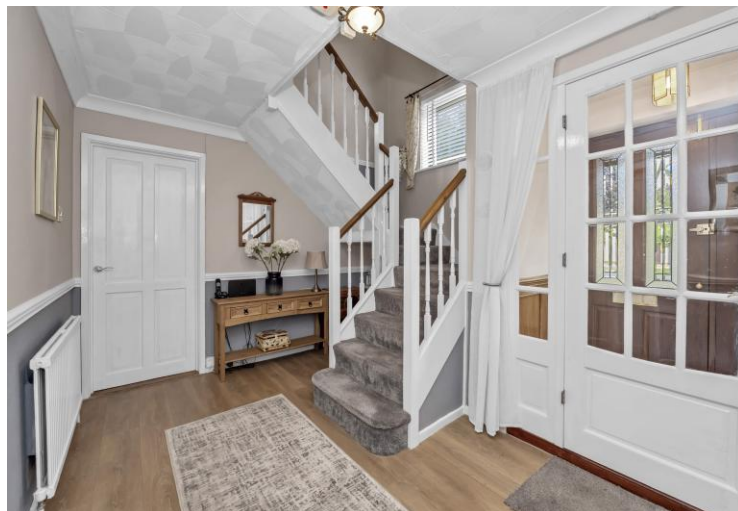
Additional Information

Tenure: Freehold

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

Broadband: Standard, Superfast & 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

Leaving Bury St Edmunds heading north along Fornham Road, at the traffic lights turn right onto Tollgate Lane and bear left onto Thetford Road (B1106), continue along this road entering Fornham St Martin, just before the roundabout turn left into Lark Valley Drive and the property will be located on your left-hand side.

Location

Fornham St Martin village has amenities including a public house, Church and village hall. The historic market town of Bury St Edmunds is approximately 2 miles away and 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. Bury St Edmunds also has good rail links.

Accommodation:

Entrance Porch

Entrance Hall

Cloakroom 6' 7" x 5' 3" (2.01m x 1.60m)

Sitting Room 19' 8" x 11' 11" (5.99m x 3.63m)

Kitchen Dining Room 12' 4" x 18' 3" (3.76m x 5.57m)

Utility Room 10' 11" x 5' 11" (3.32m x 1.81m)

First Floor

Bedroom One 11' 11" x 12' 1" (3.63m x 3.69m)

En-Suite 5' 10" x 5' 10" (1.79m x 1.77m)

Bedroom Two 11' 11" x 11' 11" (3.64m x 3.63m)

Bedroom Three 7' 7" x 11' 3" (2.30m x 3.44m)

Bedroom Four 7' 5" x 10' 0" (2.27m x 3.04m)

Bathroom 8' 11" x 5' 9" (2.71m x 1.76m)

Outside

Garage 16' 9" x 9' 4" (5.10m x 2.85m)

Workshop 10' 1" x 9' 4" (3.08m x 2.85m)

Front & Rear Gardens

Additional Information:

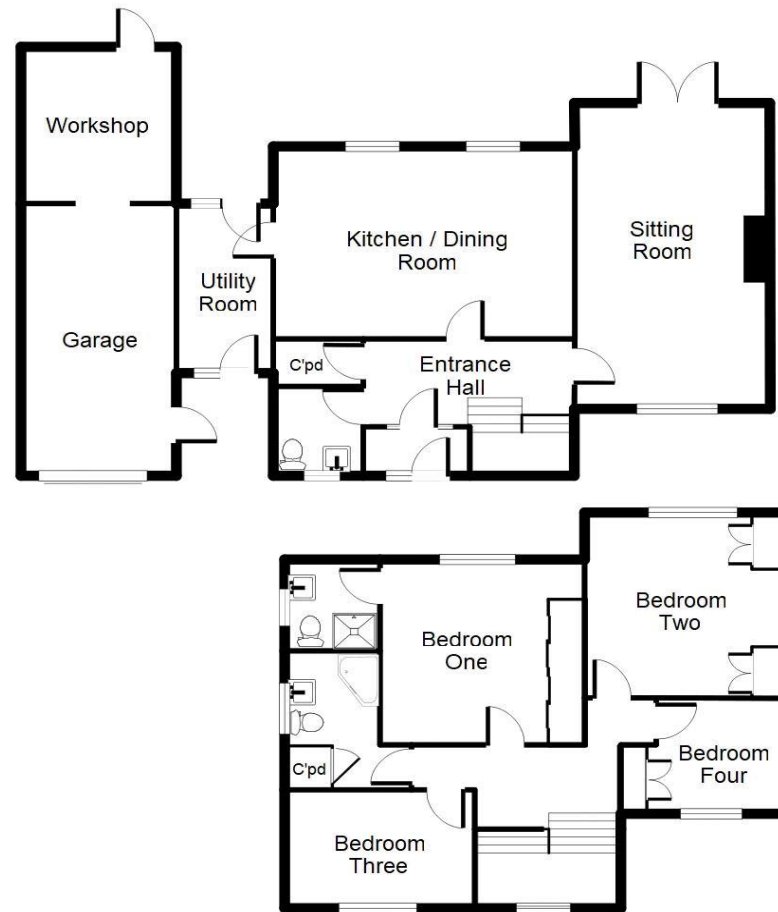
Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Guide Price £525,000
Freehold





For identification only - Not to scale
(c) Visual Floor Planner

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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