



St. Andrews Drive, Fornham St. Martin, Suffolk, IP28 6TR

MARK · EWIN
BURY ST EDMUNDS

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A three-bedroom, detached family home in the village of Fornham St Martin and benefitting from off-road parking and a garage. The accommodation on the ground floor comprises an entrance hall, welcoming sitting room, fitted kitchen, dining room and a conservatory leading to the garden. Additionally, from the kitchen, there is a useful utility room and cloakroom.

Moving to the first floor, there are three bedrooms, the principal benefits from built-in wardrobes and the family bathroom with a separate WC completes the accommodation on offer. Outside, the front garden is laid to lawn with a variety of flowers and shrubs. Parking is offered via a driveway and leads to the single garage. To the rear, the garden is mainly laid to lawn with a paved patio area and hosts a variety of mature shrubs and trees.

Additional Information

Tenure: Freehold

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

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom) Services: Mains Gas, Electric, Water & 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 then right into St Andrews Drive where the property can be found.

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 Hall 7' 1" x 6' 1" (2.15m x 1.86m)

Sitting Room 17' 11" x 10' 6" (5.47m x 3.20m)

Kitchen 6' 9" x 10' 10" (2.07m x 3.29m)

Dining Room 13' 6" x 9' 11" (4.12m reducing to 3.01m x 3.01m)

Cloakroom 4' 10" x 2' 11" (1.48m x 0.90m)

Utility Room 8' 0" x 8' 8" (2.45m x 2.65m)

Conservatory 12' 5" x 10' 1" (3.78m x 3.07m)

Landing

Bedroom 10' 8" x 11' 11" (3.26m x 3.62m reducing to 3.01m)

Bedroom 11' 8" x 9' 11" (3.55m x 3.03m)

Bedroom 7' 9" x 7' 7" (2.35m x 2.31m)

Bathroom 6' 11" x 5' 9" (2.11m x 1.74m)

WC 6' 1" x 2' 8" (1.85m x 0.81m)

Rear Garden

Driveway

Garage 16' 8" x 9' 3" (5.07m x 2.83m)

Additional Information:

Council Tax Band: D

EPC Rating: D

Tenure: Freehold

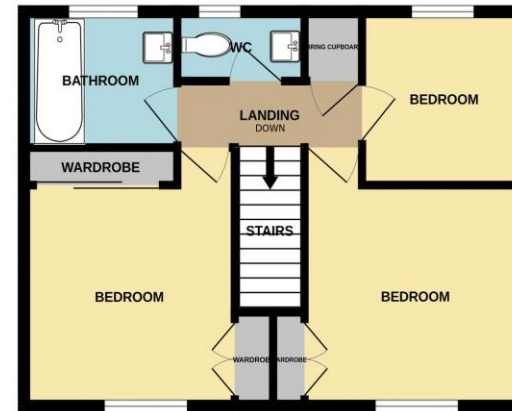
Offers Over £400,000
Freehold



GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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