



**2 Birkdale Court,
Fornham St. Martin, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

2 BIRKDALE COURT, FORNHAM ST. MARTIN, SUFFOLK. IP28 6XF

Fornham St Martin lies two miles to the north of the historic Cathedral town of Bury St Edmunds, which offers an excellent range of amenities, with schooling in the public and private sector's, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. The University City of Cambridge is approximately 28 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street or King's Cross

A spacious detached family home occupying a well-regarded address in this highly sought after Suffolk village in easy reach of the Bury St. Edmunds town centre with its various amenities. The versatile accommodation would benefit from a programme of cosmetic updating and is complemented by mature private gardens, off-road parking and garaging.

A spacious detached home in a highly regarded Suffolk village with private rear gardens.

ENTRANCE HALL: With stairs rising to first floor and door to:-

SITTING/DINING ROOM: A generous open-plan space with sliding doors opening onto the terrace abutting the rear of the property and window to rear aspect. Serving hatch through to kitchen.

KITCHEN: Fitted with a range of wall and base units with oven, hob, and extractor. Spaces for various white goods and inset stainless steel sink with mixer tap over. Boiler and personnel door to the side of the property.

CLOAKROOM: With white suite comprising WC, hand wash basin and frosted window to side.

First Floor

LANDING: Window to front aspect and door to:-

PRINCIPAL BEDROOM: Fitted with a wall of integrated wardrobes, window to rear aspect and door to:-

ENSUITE: With suite comprising WC, hand wash basin and corner shower.

BEDROOM 2: A substantial double bedroom with a wall of integrated storage and window to front and side.

BEDROOM 3: Double bedroom with window to rear aspect.

BEDROOM 4: Window to front aspect.

FAMILY BATHROOM: With a white suite comprising WC, hand wash basin, panel bath with shower screen and frosted window to rear.

Outside

The property has vehicular access to the front elevation of the property with ample space for **OFF-ROAD PARKING** and vehicular access to the:-

GARAGE: With up and over door to front and personnel door to rear.

The rear gardens are proportionate in nature with a terrace immediately abutting the rear of the property and a further entertaining terrace located toward the rear-most boundary. The rest of the grounds are predominantly

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laid to lawn. Maturing trees and hedging ensures a good degree of privacy with boundaries clearly defined to all sides.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: D - £2,217.12 – 2025/26.

EPC RATING: D.

BROADBAND SPEED: Up to 1800 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, good. (source Ofcom). **NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

WHAT3WORDS: ///discusses.called.rudder.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

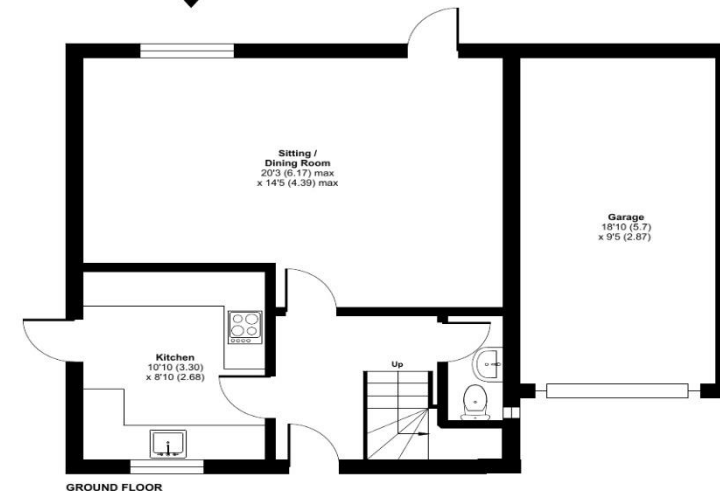
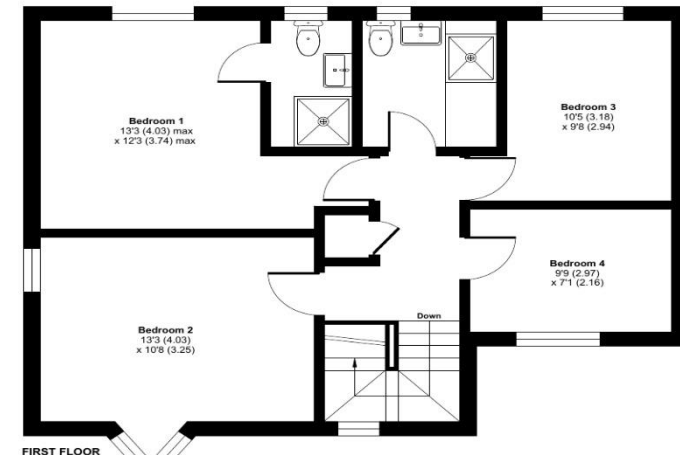
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Approximate Area = 1135 sq ft / 105.4 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1312 sq ft / 121.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for David Burr Ltd. REF: 1345205

Bury St Edmunds 01284 725525 Leavenheath 01206 263007 Clare 01787 277811 Castle Hedingham 01787 463404 Woolpit 01359 245245

Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

