



Fulford Close, Fornham St. Martin

Sheridans



## Fulford Close, Fornham St. Martin IP28 6UP

Offers Over £600,000

A sympathetically extended four bedroomed detached house with charming gardens, enjoying a prime setting within the highly regarded village of Fornham St Martin.

In more recent years, this delightful family home has been the subject of further improvements and alterations for the current owners, including the sympathetic addition of a large kitchen/breakfast/family room creating a wonderful space for entertaining and relaxing, with two sets of glass doors opening to the private gardens.

Benefitting from gas fired radiator central heating and double glazing, the accommodation, which extends to just under 2000 sq. ft, currently in brief comprises of a n entrance porch beneath a smart half pitched lead roof leading through to the entrance hall with stairs off to the first floor and door to the cloakroom. The triple aspect sitting room is a comfortable reception with fireplace and French doors opening to the gardens. Two further reception rooms include a study and separate dining room with French doors to gardens. A spacious utility/laundry room (originally the kitchen) leads through to the rather splendid 'live-in' kitchen/breakfast/family room, creating a delightful room and certainly the 'hub of the house'. The kitchen is fitted with a hand-built range of units providing plenty of drawer and cupboard space beneath Iroko work-tops. There is an island with sink and space for a large range oven with extractor above. Two sets of glass doors open to the

gardens and create a lovely flow particularly during the summer months and during the winter months in the sitting area, a fireplace with stove creates an ideal snug area. A side hall has a door to side and a further door to the large double garaging.

On the first floor, a landing with airing cupboard leads to the four comfortable bedrooms including the principal bedroom with en-suite. The family bathroom completes the accommodation.

### Outside

The house is approached along a driveway providing plenty of vehicle parking, turning space and access to the adjoining double garage. The gardens are a particular feature being stocked with an abundance of flowering plants, shrubs, well-stocked flower beds and mature specimen trees create a good degree of privacy.

### Location

Situated only a mile north of the historic town of Bury St Edmunds, Fornham St Martin is a very sought after village providing excellent access to the main road networks. It is conveniently positioned within a short distance of Bury St Edmunds and its excellent range of everyday facilities. The village which still retains a thriving public house (The Woolpack) and the historic 15th Century Church of St Martin, from which the village derives its name.

- Spacious detached family home in sought after village
- Delightful gardens providing a good degree of privacy
- Extensive parking, double garage
- Sitting room, dining room
- Study, cloakroom
- Superb 'live in' kitchen/breakfast/family room
- Utility/laundry room
- Four bedrooms
- Family bathroom, en-suite shower
- Prominent corner plot setting

### Directions

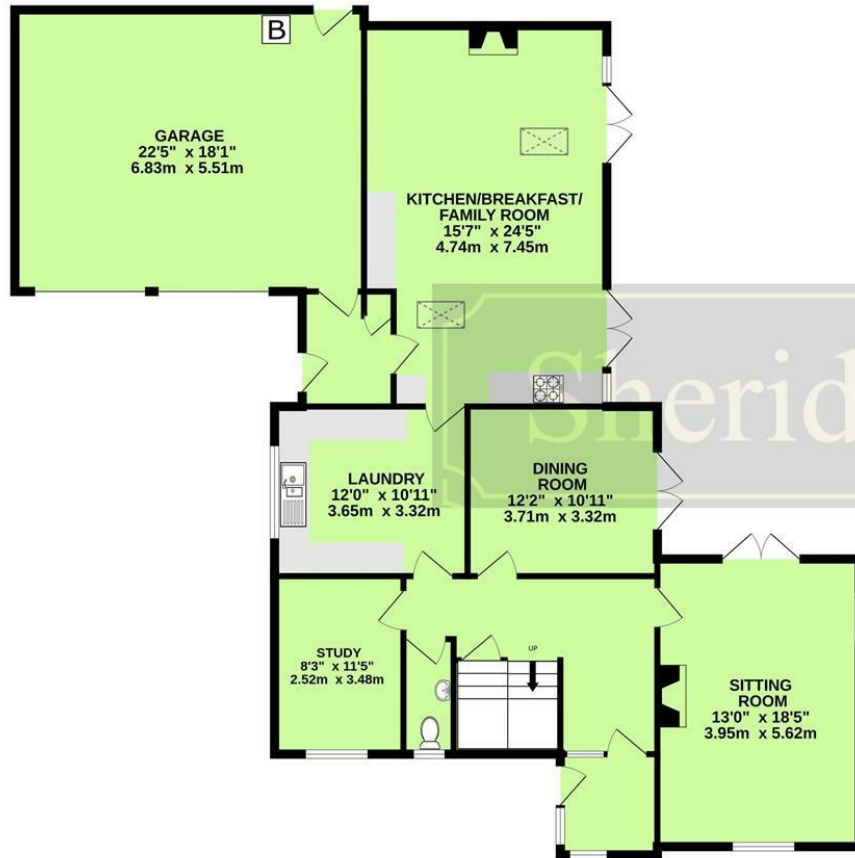
When proceeding through Fornham St Martin from the direction of Bury St Edmunds, turn left into Lark Valley Drive and take the next left into Fulford Close, where the house is the first on the right.

### Services

Mains electricity, water, gas and drainage. Gas fired radiator central heating. Council Tax Band F. EPC Rating: C.

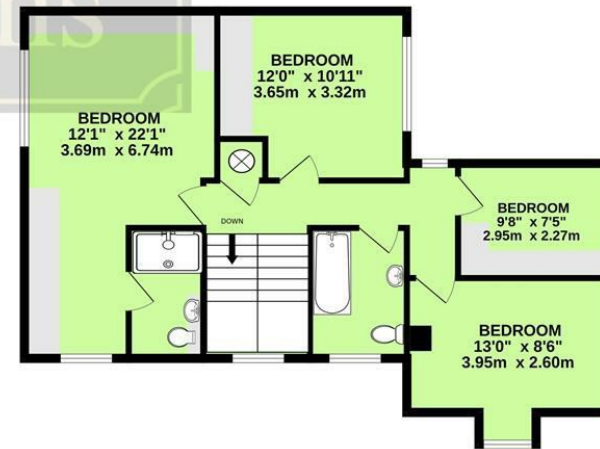


GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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