



Lark Valley Drive, Fornham St. Martin

Sheridans



Lark Valley Drive, Fornham St. Martin IP28 6UQ

Guide Price £425,000

A superb two bedroomed penthouse apartment with an exceptionally large balcony enjoying stunning views across Fornham golf course.

Originally part of the original golf club house and then converted to form unique apartments, this superb first floor apartment creates a unique home providing a surprising level of much improved accommodation complemented by an amazing balcony overlooking the golf course and River Lark.

The well-presented and beautifully presented accommodation currently in brief comprises of communal entrance and stairs up to first floor and to the entrance door opening to the entrance hall with window to front, airing cupboard and further useful cloaks cupboard. From the hall, leads through to the spacious sitting room with two sets of sliding glass doors affording amazing views and opening to the rear balcony. The well-equipped kitchen is situated off the sitting room as is a separate dining room and study/snug, both with glass doors opening to the huge balcony, creating a light and airy feel and a seamless flow through the three reception rooms.

The main bedroom is complemented by the newly re-modelled en-suite and the remaining bedroom, served by a stylish newly fitted bathroom, completing the accommodation.

Outside

Outside to the front is allocated parking and visitor parking and to the rear are well maintained communal gardens mostly laid to lawn. Without doubt, the main feature is the huge private balcony extending to 50ft in length, creating a wonderful outdoor area for entertaining and al-fresco dining whilst enjoying the incredible views across the golf course and beyond.

Location

The property enjoys stunning panoramic views across communal gardens and the golf course to the rear. 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.

Directions

When proceeding through Fornham St Martin, along The Street, from the direction of Bury St Edmunds, turn left into the Lark Valley Development. Follow the road down to the bottom where the entrance to the apartments will be found. [what3words///porch.dished.bogus](#)

Services

Mains electricity, drainage and water. Heating - Smart

- Superb penthouse apartment enjoying incredible views
- Beautifully presented
- Incredible 58.ft balcony creating an ideal area for entertaining
- Views across the River Lark and golf course
- Sitting room
- Dining room
- Study/snug
- Well-equipped kitchen
- Two bedrooms
- Stylish re-modelled en-suite and family bathroom

electric radiators

Council Tax: West Suffolk Band: C

Broadband speed: Up to 36 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk

Leasehold - 123 years remaining.

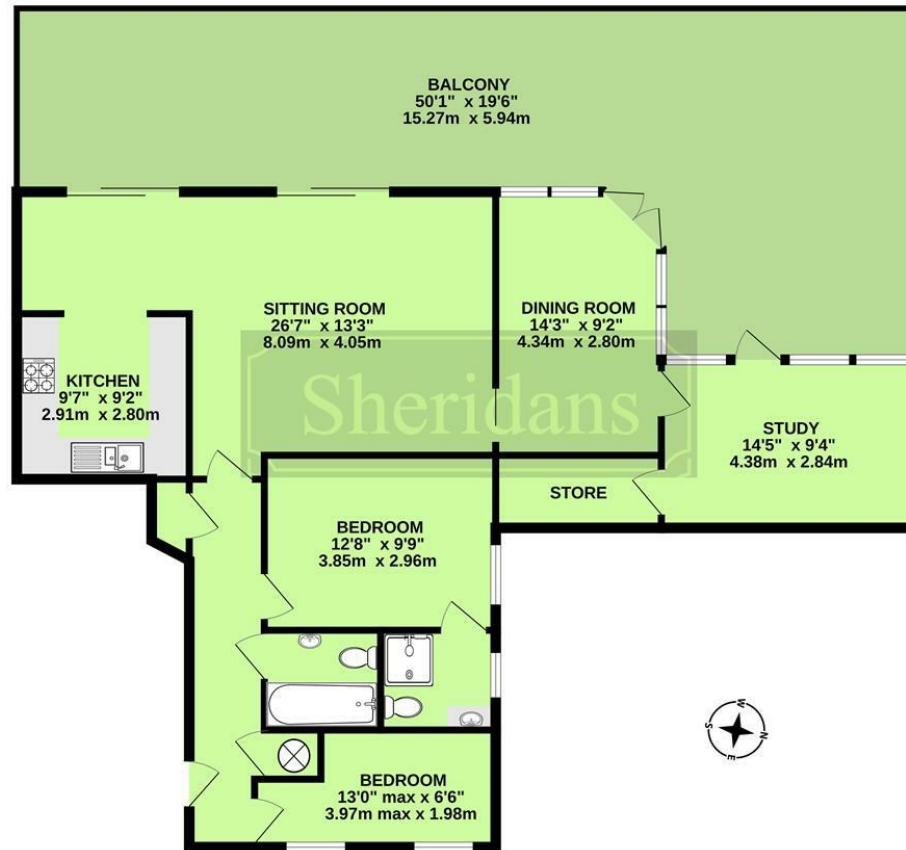
Ground rent £100 per annum

Service charge £1,500 per annum - £750 to be paid end of February 2025, £750 to be paid end of August 2025

EPC Rating : D



Measurements are approximate. Not to scale. Illustrative purposes only
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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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