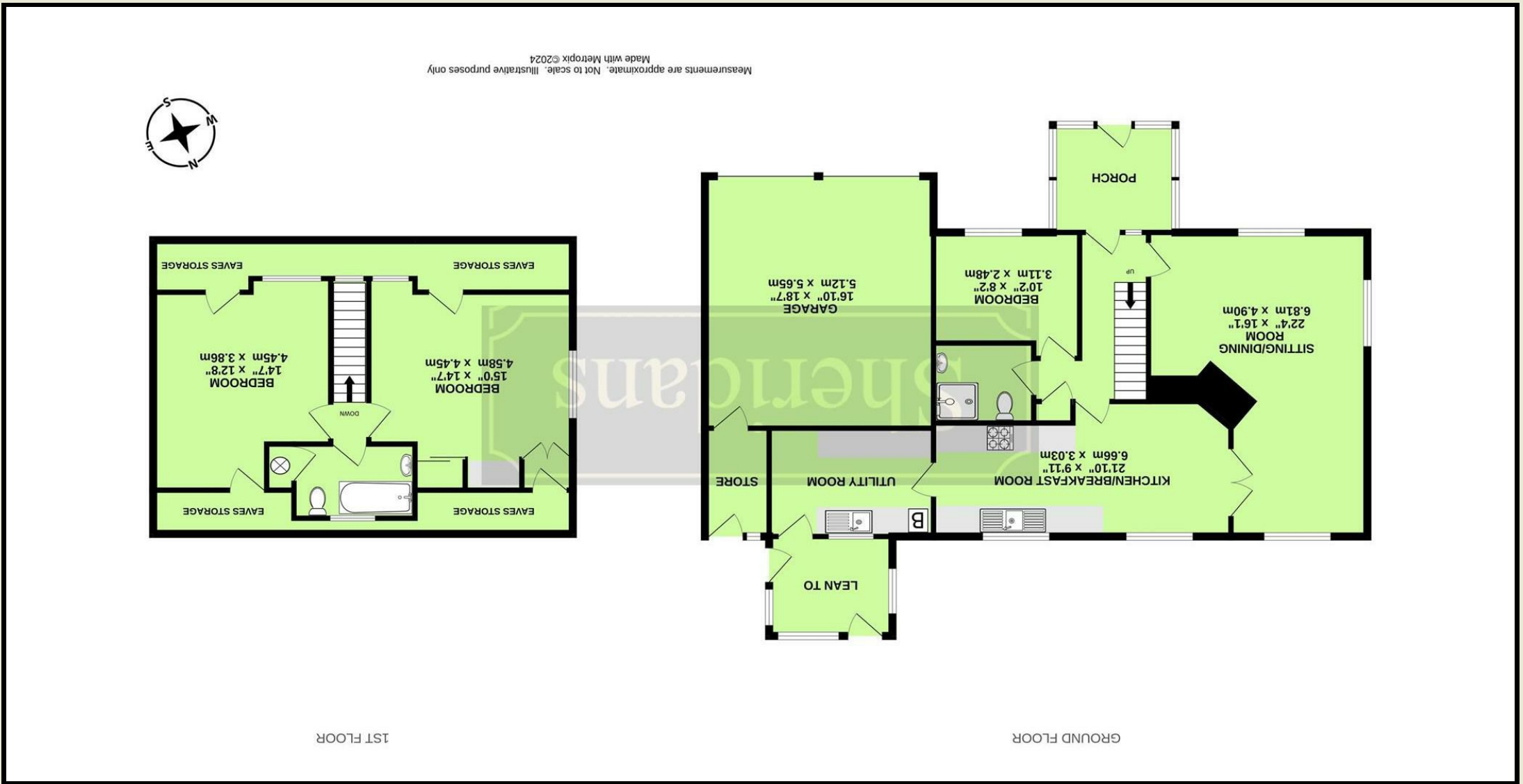


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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





## Barton Hill, Fornham St. Martin IP31 1SN

Guide Price £365,000

A detached three bedroomed home providing further scope to re-model complemented by generous gardens and a delightful setting close to Bury St Edmunds.

The accommodation currently in brief comprises of an porch and a spacious hallway that leads to the sitting room. This room features a dual aspect, providing a view of both the front garden and the fields at the rear.

The heart of the home is the open-plan kitchen and breakfast room, which offers stunning views of the garden and surrounding countryside. Adjacent to the kitchen you will find the utility room and a convenient store room. The ground floor also includes a well-proportioned bedroom and a shower room complete with a WC and sink.

Ascending to the first floor, you will discover two generously sized bedrooms and a family bathroom. Additional storage space is available with eaves storage.

Externally, the property features a double garage and a driveway with ample parking for up to six vehicles. The good-sized garden offers beautiful views of the fields.

With huge potential for extension and modernization (subject to planning permission), 28 Barton Hill presents a unique opportunity to create your dream home in a peaceful yet accessible location. Don't miss the chance to make this versatile and well-located property your own. Contact us today to arrange a viewing!

### Outside

To the front of the property there is a driveway which leads to the main entrance and provides parking for several cars and in turn leads to the attached double garage.

The charming north facing rear garden is a generous size and has beautiful country side views.

### Location

Although the address comes under the village of Fornham St Martin, the property is located on the north westerly periphery of Bury St Edmunds town. The marvellous market town is within walking distance from the property and a very popular destination for locals and tourists to the area. With its impressive produce market every Wednesday and Saturday, Bury St Edmunds is nestled in the heart of Suffolk and is known for the Abbey Gardens, a ruined abbey right in the town centre. Visit the old side of the town to see the Cathedral in all its glory, the medieval quarter and the Abbey Gardens itself, or browse the newer side of the town and the impressive Arc shopping area to discover its large assortment of shops, restaurants and entertainment centres.

### Directions

At the Tesco Superstore at St Saviours Interchange, take the 2nd exit onto Compiegne Way/A134. At the roundabout, take the 1st exit onto A134. At the roundabout, take the 1st exit onto Barton and the destination will be on the right-hand side.

### Services

Mains electricity, gas, drainage and water. Heating - Gas and electricity

- Detached chalet bungalow set on an impressive plot with field views
- Brilliant location set only a few minutes drive from the town of Bury ST Edmunds
- Porch and hallway
- Sitting room with front dual aspect and a view of the garden and fields at rear
- Open plan kitchen/breakfast room with stunning garden and field views
- Ground floor bedroom
- Downstairs shower room with WC and sink
- First floor comprises of two good size bedrooms and family bathroom
- Double Garage and driveway with ample parking for up to six vehicles
- The property has huge scope to be extended (upon planning permission application) and updated

Council Tax: West Suffolk Band: E  
 Broadband speed: Up to 1000 mbps available (Source Ofcom)  
 Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)  
 Flood Risk: No Risk  
 EPC rating: D

