



Larks Gate, Fornham All Saints, Bury St. Edmunds

Sheridans



Larks Gate, Fornham All Saints, Bury St. Edmunds IP28 6HY

Guide Price £795,000

Situated within this well-regarded, small, exclusive development, built some 25 years ago, this substantial family house is built of traditional construction, with brick and rendered elevations underneath a pantiled roof. The property has been well designed and laid out, with generous room proportions, complimented by delightful gardens and a sought after village location, situated only a few miles from the highly regarded market town of Bury St Edmunds.

In brief, the accommodation currently comprises; Entrance door opening to the spacious reception hall with stairs off to first floor, double cloaks cupboard and door to cloakroom. The sitting room is a splendid reception room, with large redbrick feature fireplace and French doors to the conservatory and to the rear gardens. The dining room is ideal for entertaining and can be opened to the reception hall via a pair of glazed double doors, giving a greater feeling of space. A study has a window to side.

The well equipped kitchen breakfast room is fitted with an extensive range of units with integrated appliances and central island and a separate utility room has a further sink and door to the garden.

The large conservatory is a striking more recent addition to the house linking the kitchen breakfast room to the sitting room, with a lovely light and airy feel, enjoying views to the gardens.

On the first floor the landing leads to the four spacious bedrooms including the principal bedroom with fitted double wardrobe cupboards and en-suite shower room. The second bedroom is complemented by an en-suite shower and the remaining two

bedrooms, are served by the family bathroom, completing the accommodation.

Outside

The house is approached onto a large block paved driveway providing parking and turning space for several vehicles and access to a detached double garage. The rear garden is a delightful feature, enjoying a westerly orientation providing a good deal of privacy whilst being mostly lawned. There are well stocked flower beds and borders and a paved terrace, creates an ideal area for outdoor entertaining.

Location

The property enjoys a delightful setting in a small close of just ten properties overlooking meadows. Fornham All Saints is a sought after village with a thriving community, whilst benefiting from a good range of local amenities including a local church, village hall, golf course with its hotel, gym and conference facilities. The village is extremely well positioned for access to the A14 dual carriageway linking to Bury St Edmunds, Newmarket, Cambridge and London via the M11 Motorway.

Directions

When entering Fornham All Saints from the direction of Bury St Edmunds and the A14, turn right at the roundabout. Follow the road past the church and shop on the left and the turning to Larksgate, will be found on the left hand side opposite the golf course and just before the bridge over the River Lark.

What3words ///shots.lends.cocktail

Services

- Substantial detached family home in exclusive setting in highly regarded village
- Extensive driveway providing parking for several vehicles, double garaging
- Well stocked west facing gardens
- Excellent access to Bury St Edmunds and A14
- Spacious reception hall
- Sitting room, dining room
- Large conservatory, study
- Utility, cloakroom
- Principal bedroom with en-suite
- Three remaining bedrooms, en-suite shower, family bathroom

Being on private road there is a service charge of £50 per month towards the upkeep of the private road, sewage treatment plant serving all properties and street lighting.

Mains electricity, gas, drainage and water.

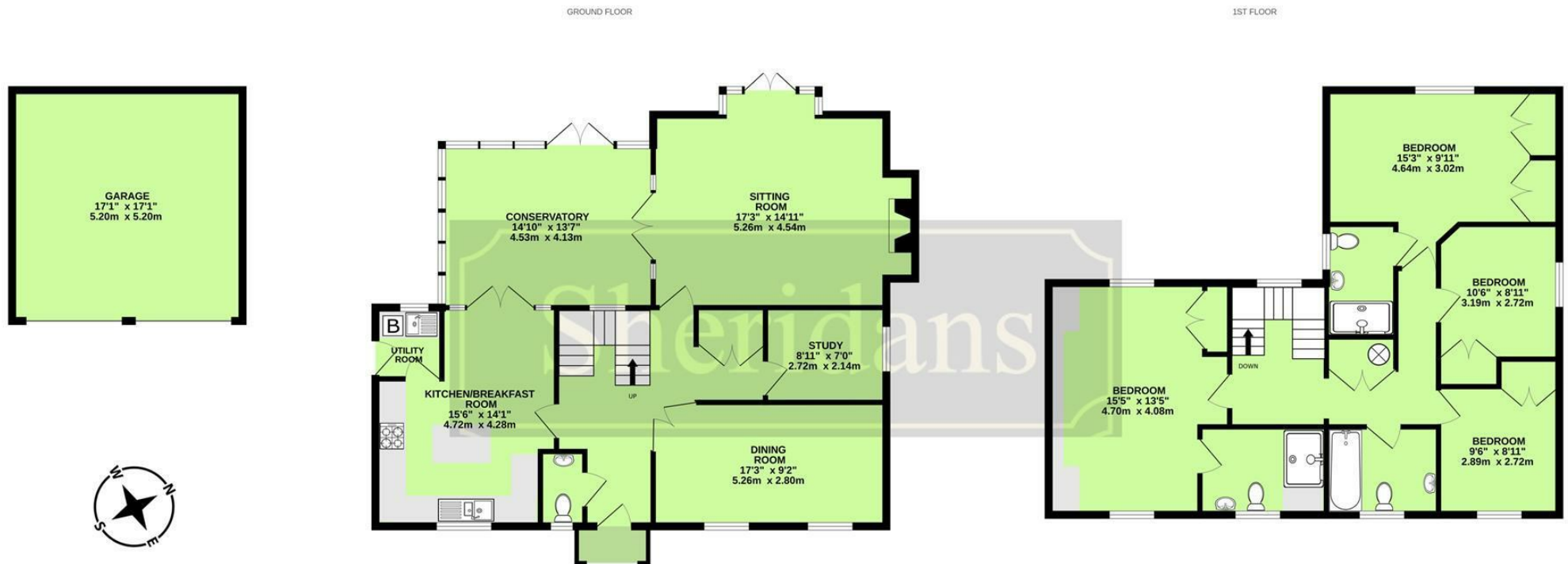
Council Tax: West Suffolk Band: F

Broadband speed: Up to 1800 mbps available (Source Ofcom)

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

Flood Risk: Very Low Risk





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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