

# LARK VALLEY DRIVE FORNHAM ST. MARTIN

## FOR SALE

- IDEALLY LOCATED
- POPULAR VILLAGE
- ACCESS TO GOLF COURSE
- ONE BEDROOM
- WELL-PRESENTED
- PRIVATE PATIO AREA
- COUNCIL TAX B
- EPC B

**PRICE**  
**£180,000**





**GD Estates are delighted to offer to the market this fantastic opportunity to purchase an idyllically located 1-bedroom ground floor apartment at Lark Valley Drive in Fornham St Martin. This fantastic apartment has beautiful surroundings and the bonus of backing onto the Suffolk Golf Course. The internal accommodation boasts double bedroom, L-shaped sitting room, well-equipped kitchen and bathroom. Externally the property offers allocated parking, access to the well-kept communal gardens, and a private patio area. The property is offered to the market with no onwards chain, and must be viewed to be truly appreciated, so call now to arrange your viewing!**





## LOCATION:

Fornham St. Martin is a charming and sought-after village located just 2.5 miles north of Bury St. Edmunds, Suffolk's historic market town. Known for its peaceful rural atmosphere and convenient proximity to modern amenities, the village is a popular choice for families, professionals, and retirees alike.

A fantastic conversion of a former Golf club house, Lark Valley Drive is a thoughtfully designed development of 1 to 3 bedroom apartments. Located on the ground-floor, this property has the added benefit of its own private patio area ideal for external dining.

Fornham St. Martin boasts a friendly, welcoming community, perfect for those seeking a village lifestyle with easy access to town conveniences. With its beautiful natural surroundings and proximity to Bury St. Edmunds, it offers the best of both worlds for residents.

## INTERIOR:

Access to the property is into the entrance hallway (with airing cupboard and loft hatch) which leads to the spacious double bedroom, bathroom, and the sitting room. The L-shaped sitting room offers ample space for a dining area and features large picture windows with beautiful views.

The kitchen is well-equipped with a range of built-in cupboards and worktop surfaces, providing ample storage and workspace. It also includes space for appliances, an integrated oven, and a ceramic hob.

## OUTSIDE:

To the rear, the patio doors from the living room open onto a private, partially covered patio ideal for external entertaining and dining. The patio extends into the communal gardens, framed by mature trees, creating a quite and peaceful retreat for residents.

A rear gate allows access to a footpath along the river bank close to the golf course.

To the front the property boasts an allocated parking space and a large car park which offers visitor parking.





## ROOM MEASUREMENTS:

Kitchen - 3.20m x 2.08m (10'6 x 6'10) -

Sitting Room - 5.23m x 3.81m (17'2 x 12'6) -

Dining Room - 3.10m x 2.13m (10'2 x 7'0) -

Bedroom - 4.04m x 3.35m (13'3 x 11'1) -

Bathroom - 2.24m x 1.83m (7'4 x 6'0) -

## TENURE:

The property is LEASEHOLD, chain free, and to be sold with vacant possession.

The lease has been extended by the current owner, and currently has 122 years remaining. There is an annual ground rent of £100 and a maintenance/service charge of approximately £920 per annum.

## SERVICES:

Mains water, electricity and drainage.

Council tax band - B

Council - West Suffolk

Energy performance rating - D



01284 750891

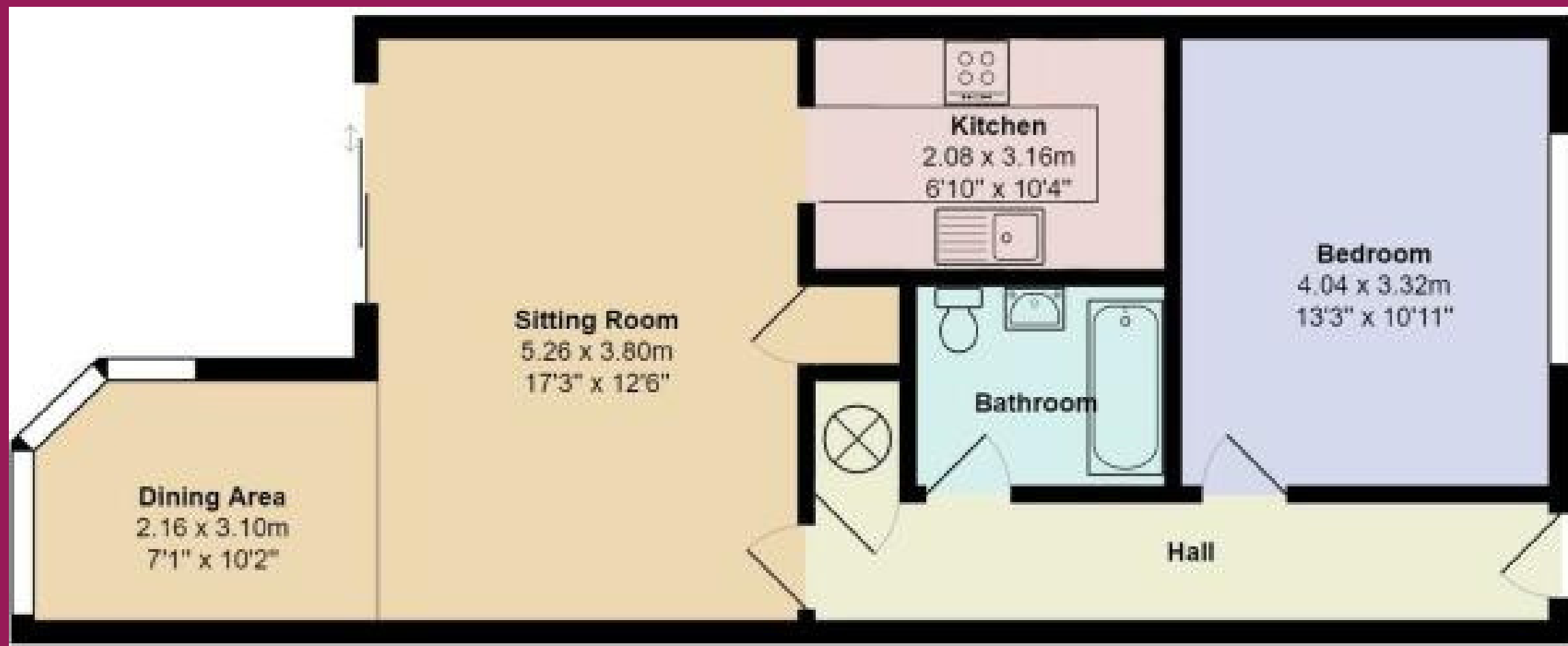


[sales@gdestates.co.uk](mailto:sales@gdestates.co.uk)



14, The Traverse, Bury St Edmunds, IP33 1BJ





01284 750891



[sales@gdestates.co.uk](mailto:sales@gdestates.co.uk)



14, The Traverse, Bury St Edmunds, IP33 1BJ