



22 Lark Valley Drive, Fornham St. Martin

In Excess of £425,000

THE
M&G
PARTNERSHIP



22 Lark Valley Drive

Fornham St. Martin, Bury St. Edmunds

- NO ONWARD CHAIN
- Popular Village Setting With Amenities
- En-Suite, Family Bathroom & Cloakroom
- Large Open-Plan Kitchen-Diner
- Additional Utility Room
- Sizeable Shingle Driveway & Single Garage
- Scope For Improvement
- Viewing Highly Recommended

A well-proportioned four-bedroom home situated in a popular village setting on Lark Valley Drive, Fornham St Martin, offering an excellent opportunity for buyers seeking a property they can modernise and tailor to their own requirements.

The accommodation provides generous and versatile living space, with the potential to create a comfortable and contemporary family home. Whilst the property would benefit from a programme of modernisation and cosmetic improvement, the existing layout offers an excellent foundation from which to create a highly appealing home.

The four bedrooms provide flexibility for family living, guests or working from home, whilst the principal living areas offer good scope for reconfiguration and modernisation to suit individual tastes.

Lark Valley Drive is conveniently positioned within Fornham St Martin, with easy access to Bury St Edmunds and the surrounding Suffolk countryside. The property represents an exciting opportunity for those looking to add value through refurbishment, whilst establishing a home within an established and sought-after village setting.



Hallway

9' 8" x 3' 10" (2.94m x 1.16m)

Upon entry, you are greeted by an L-shaped hallway, providing access to the lounge, kitchen, cloakroom, staircase and storage cupboard.

Lounge

20' 3" x 12' 0" (6.18m x 3.65m)

Overlooking the front of the property, the lounge is incredibly well-proportioned and bathed in natural light. Bifolding doors provide division from the kitchen-diner if needed, allowing a variable aesthetic.

Dining Area

14' 10" x 8' 4" (4.53m x 2.54m)

Sitting open-plan with the kitchen, the sizeable dining area overlooks the private rear garden, courtesy of sliding doors. The scope to reconfigure and modernise this space into a stunning kitchen-diner is excellent.

Kitchen

11' 11" x 11' 10" (3.64m x 3.61m)

Complete with primarily low and some eye-level storage, the kitchen supports ample space alongside integrated appliances, which include an eye-level double oven, hob and hot plate.

Access to the utility room can also be found.

Utility

8' 5" x 7' 1" (2.56m x 2.16m)

Generous utility space housing space and plumbing facilities for a washing machine and tumble dryer, whilst also housing the gas boiler and additional storage. Internal access to the garage is also available.

Cloakroom

6' 8" x 2' 10" (2.02m x 0.86m)

Complete with wc and basin.



Bedroom One

11' 7" x 12' 1" (3.54m x 3.69m)

The principal bedroom is deceptively spacious whilst overlooking the front of the property. Access to the en-suite can also be found.

En-Suite

7' 2" x 4' 6" (2.19m x 1.38m)

The en-suite utilises the space available rather cleverly and supports a wc, basin, shower cubicle, two radiators and a velux window.

Bedroom Two

12' 0" x 8' 4" (3.65m x 2.55m)

Second double bedroom overlooking the front of the property, complete with fitted storage.

Bedroom Three

11' 4" x 7' 5" (3.45m x 2.26m)

Small double bedroom overlooking the rear of the property.

Bedroom Four

11' 4" x 6' 7" (3.46m x 2.01m)

Albeit the smallest, bedroom four is a generous single room which could make for an ideal office/study/games room should a fourth bedroom not be required all year round.

Bathroom

8' 4" x 5' 8" (2.53m x 1.73m)

Three-piece bathroom suite complete with wc, basin, bath and eye-level storage.

Outside

Upon arrival, you are greeted by a substantial shingle driveway, suitable for multiple vehicles. Access to the integral single garage, complete with electric roller door can be found, alongside gated access leading to the rear. The rear garden is divided with a choice of patio space leading from the dining room, mature shrubbery, lawn, a greenhouse and two sheds. Access to the rear of the garage can also be found.

Agent Notes

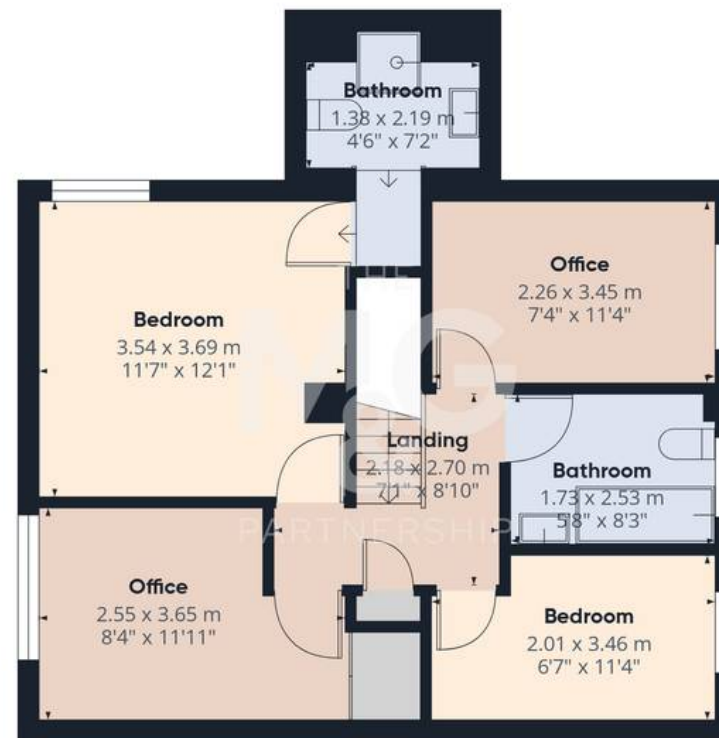
EPC Rating - C Council Tax - E (West Suffolk) All Mains Services

Connected What3Words: ///amphibian.lower.sublet Broadband: Ultrafast broadband available (source: Ofcom) Mobile Coverage: Service available from all providers (source: Ofcom)





Floor 0



Floor 1

Approximate total area⁽¹⁾

128.1 m²

1378 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





For more details about this property, or any of the many superb homes we currently have available, please get in touch.

Established in 2008, The Mortimer & Gausden Partnership is proud to be one of the area's leading independent estate agents, with over 135 years of combined experience.

Our exceptional local knowledge, personal service and professional approach enable us to offer honest advice, accurate valuations and outstanding results.

Whether you are thinking of selling now or simply exploring your options, we would be delighted to provide a market appraisal.



01284 755526



mail@mortimerandgausden.co.uk



www.mortimerandgausden.co.uk



**7 Langton Place, Bury St. Edmunds,
Suffolk IP33 1NE**

Please note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.