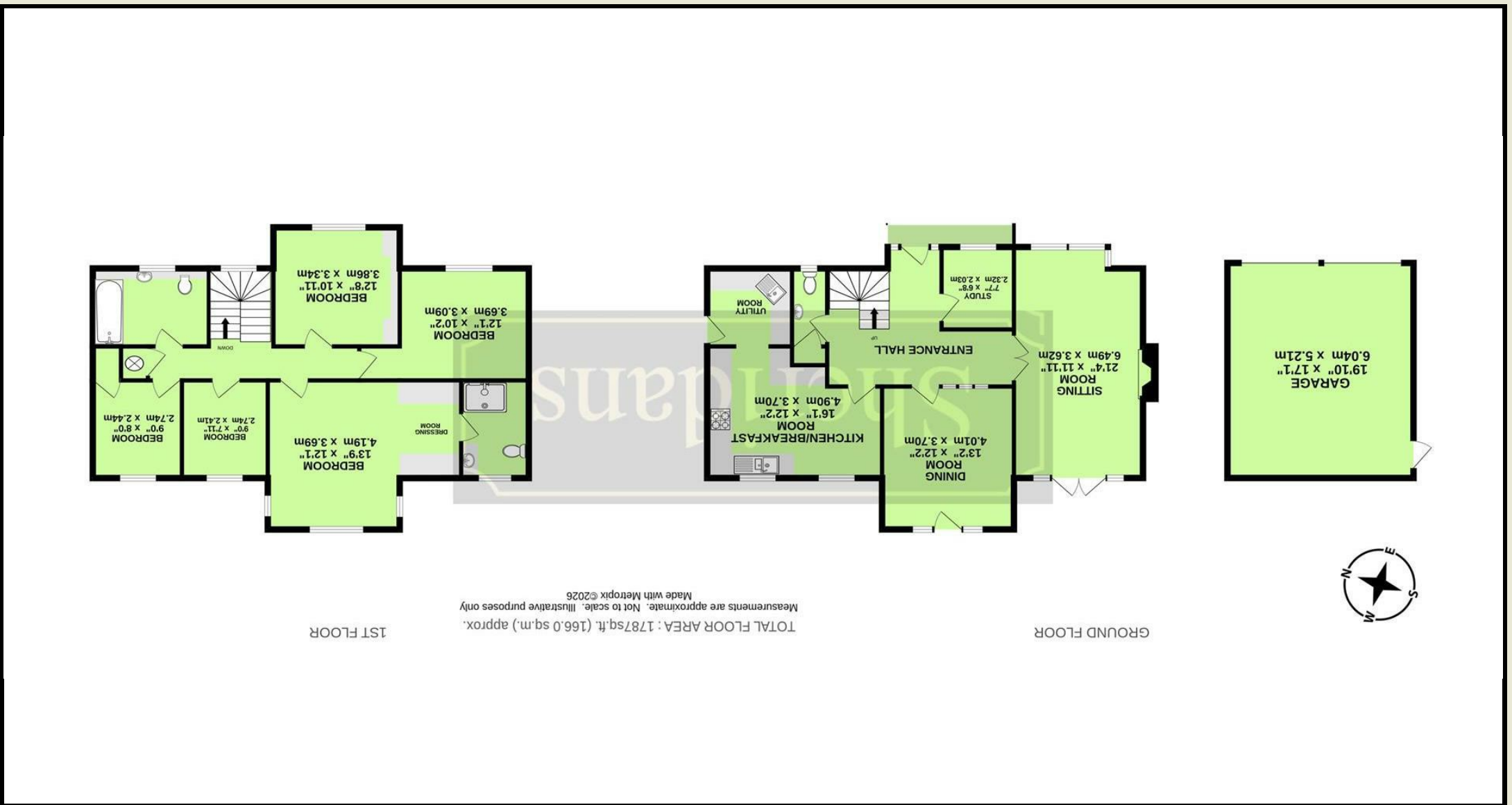


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents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





Birkdale Court, Fornham St. Martin, Bury St. Edmunds IP28 6XF

Guide Price £595,000

A fine five-bedroom detached family home enjoying a prominent setting in the sought after village of Fornham St Martin.

Built of traditional brick construction beneath a tiled roof, this impressive family home offers spacious accommodation with a light and airy atmosphere, complemented by well-proportioned rooms and delightful west-facing gardens. The house enjoys a prominent setting in a sought-after location within the popular village of Fornham St Martin, situated just 1.5 miles from historic Bury St Edmunds.

Offered with no onward chain and extending to approximately 1,780 sq ft, the well-maintained accommodation currently comprises: an entrance hall with stairs rising to the first floor and doors leading to the cloakroom and study, the latter enjoying views over the front gardens. The dual-aspect sitting room is a generous reception space featuring a fireplace and French doors opening onto the rear gardens and terrace. The dining room provides an ideal setting for entertaining, with a door to the garden, and could easily be incorporated into the Kitchen/breakfast room to create one large "live-in" kitchen/dining/family space.

The kitchen/breakfast room is fitted with an extensive range of units offering ample drawer and cupboard storage beneath preparation surfaces, complemented by built-in appliances. A separate utility room with sink and external side door completes the ground-floor accommodation.

On the first floor, a long landing with airing cupboard and loft access leads to the five bedrooms, including the spacious principal bedroom overlooking Fornham Golf Course. This room benefits from a dressing area with fitted wardrobe cupboards and a door to the en-suite shower room. The four remaining bedrooms - two of which enjoy views across the golf course—are served by the family bathroom, completing the first-floor accommodation.

Outside
The house is approached via a driveway providing ample vehicle parking,

turning space, and access to the detached double garage. The rear gardens are a particular feature, being west-facing and offering the occupants a good degree of privacy. To the rear of the house is a large paved terrace beneath two awnings, creating an ideal area for outdoor entertaining and al-fresco dining.

Location

The house enjoys a delightful setting with views to the rear across Fornham golf course. Birkdale Court is located within the heart of the popular residential area of the village. Fornham St. Martin is a well-served village with a range of amenities including village hall, church and public house. The historic market town of Bury St. Edmunds is just one and a half miles away and offers a superb range of educational, recreational and shopping amenities. The A14 provides fast access to Ipswich, Cambridge and London via the M11. The train station is one and a half miles away.

Bury St Edmunds is famously known as the 'Jewel in the Crown of Suffolk' with a distinct reputation for bringing together the best of old and new, with its rich history and its broad range of venues for dining, shopping and relaxing. These include an impressive fresh produce market every Wednesday and Saturday. The town is renowned for its beautiful Cathedral and for the leafy and floral Abbey Gardens with its impressive medieval ruins, all just a short stroll down from the colourful boutiques and cafe culture of the town centre.

It is easy to see why people want to settle in Bury and make it their home. This property is close to the excellent rail and road networks which make London and Cambridge easily commutable, along with giving access to the fine range of town, country and coastal destinations of East Anglia. Additionally for international destinations, Stansted Airport is only about an hour's door-to-door journey from the house.

Directions

Proceed out of Bury St. Edmunds along the B1106 and into the village of Fornham St Martin. Continue along taking a left hand turn into Lark Valley Drive, proceed down the hill where Birkdale Court will be found on your right hand side. The property is the first on the left.

- Detached family home in sought after village setting
- Driveway providing extensive vehicle parking, detached double garaging
- Delightful west facing gardens
- Views to the rear over Fornham golf course
- Dual aspect sitting room
- Dining room, study
- Well equipped kitchen breakfast room
- Utility, cloakroom
- Principal bedroom, dressing area, en-suite
- Four further bedrooms, family bathroom

Services

Mains gas, electricity, water and drainage are connected.
Council - West Suffolk - Tax 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 (Source Gov.uk)

