



PIGEON LANE, FORNHAM ALL SAINTS

IP28 6JP

OIEO £350,000
FREEHOLD

Chain free, beautifully presented and recently refurbished three-bedroom semi-detached home, offering stylish and contemporary living throughout. The ground floor features a bright sitting room, an impressive open plan modern kitchen/dining room ideal for everyday living and entertaining, a separate utility room, and a sleek ground floor shower room with WC. Upstairs, there are three bedrooms served by a newly fitted, elegant family bathroom. To the front, the property boasts ample off-road parking and attractive landscaped gardens, while gated side access leads to the rear, where a newly turfed garden with shed enjoys delightful views across the golf course. Located in the sought after village of Fornham All Saints, this superb home must be viewed to be fully appreciated.

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PIGEON LANE

- Refurbished Home In A Prime Village Location
- Stunning Kitchen/Dining Room & Utility
- Generous Sized Sitting Room
- Gas Fired Central Heating
- Driveway For Off Road Parking
- Ground Floor Shower Room
- Large Master Bedroom
- Newly Fitted Modern Family Bathroom
- Good Sized Rear Garden With Views
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with tiled flooring. Stairs leading to the first floor. Storage cupboard and radiator.

Kitchen/Dining Room

Stunning shaker style kitchen featuring matching wall and base cupboard and drawer units, complemented by ample work surfaces. The space includes an inset sink with a drainer. Integrated appliances include a dishwasher, eye level electric oven, microwave and grill, an induction hob with an extractor hood over.

Opening into a generously sized dining area, which boasts continuous Kardean flooring. A window to front and rear and under-stairs cupboard. Door to the sitting room and radiator.

Utility Room

Generous size with matching wall and base cupboard and drawer units with ample work tops over and inset sink and drainer. Space for washing machine, tumble dryer and full fridge freezer. Window and door to the rear. A storage cupboard housing the boiler a loft hatch. Kardean flooring throughout and radiator.

Shower Room

Fully tiled contemporary suite with WC and inset wash basin vanity unit. Shower cubicle and heated towel rail. Window to front.

Sitting Room

Well-presented room with recess opening for fire currently capped. Dual aspect windows to front and rear. Storage cupboard and radiator.

Landing

Bright space with a window to rear and loft access.

Bedroom 1

Generous sized double bedroom with window to front. Storage cupboard and radiator.

Bedroom 2

Double room with window to front and radiator.

Bedroom 3

Single room with window to rear. Built in storage and shelving. Radiator.

Bathroom

Beautiful suite with WC and twin basin vanity unit. A bath with waterfall shower head over and separate handheld attachment with shower screen. Triple windows to rear and heated towel rail

Outside

Front Garden

Deep gravel driveway offering ample off-road parking. Bordered by a large lawn area and decorative stone shrub borders. Gated side access to the rear garden.

Rear Garden

Fully enclosed private rear garden with views over the golf course. Laid mainly to a lawn with a generous sized patio seating area, shrub borders. Good sized garden shed and pathway leading to gated access to the front.

Disclaimer

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Approximate total area⁽¹⁾
1005 ft²
93.4 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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