



Culford Road, Fornham St. Martin, Bury St. Edmunds

Sheridans



Semi detached 3 bedroom house in sought after village location with parking for several cars, impressive workshop/garage and enclosed west facing gardens.

Built of traditional brick construction beneath a tiled roof and situated in a sought after village location, this traditional semi detached family house provides a deceptive level of accommodation enjoying open views to the front across farmland.

Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises an entrance hall with stairs off to first floor and door to the spacious dual aspect sitting room with fireplace and opening to the conservatory enjoying views of the gardens. The kitchen is fitted with an extensive range of units with built in appliances, breakfast bar and under-stairs cupboard. A door from the kitchen opens to the rear terrace leading to a separate external utility room. On the first floor is a landing leading to the three bedrooms and shower room. The third

bedroom has "wall to wall" fitted wardrobes and currently used as a dressing room.

Outside, the house is approached along a driveway providing extensive vehicle parking, turning space and access to the impressive recently built garage/workshop. Side access leads to the west facing rear gardens which are mostly laid to lawn, with patio, timber shed and provide the occupants with a good degree of privacy.

Location

The property is set back from the road enjoying views across farmland to the front, whilst being within walking distance of the local church and well-regarded public house. Fornham St Martin is a very sought after village providing excellent access to the main road networks whilst being situated within a short distance of the historic market town of Bury St Edmunds and its excellent range of everyday facilities available.

Directions

When entering Fornham St Martin from the direction of Bury St Edmunds, proceed past the village church and public house, continue along

- Semi detached family house in sought after village location close to Bury St Edmunds
- Private west facing gardens
- Parking and turning space for several cars
- Recently built workshop/garage
- Dual aspect sitting room
- Fitted kitchen
- Conservatory
- Utility
- Three bedrooms
- Shower room

the road and the entrance to the house will be found further on the left hand side before the turning for Lark Valley Drive on the left.

Services

All mains services are connected.

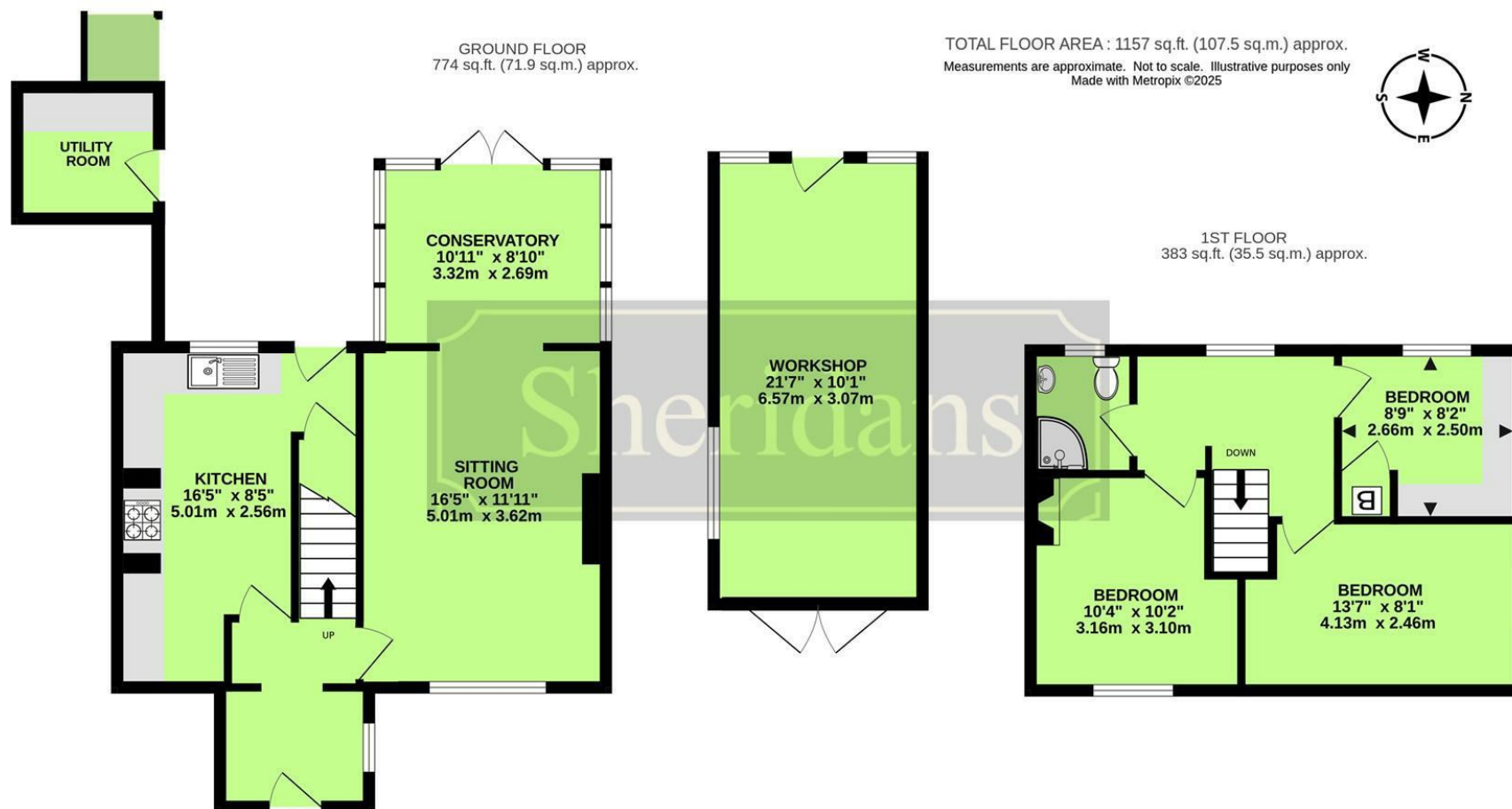
Council - West Suffolk Tax Band B

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)





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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