



**Lark Valley Drive, Fornham St. Martin**

**Sheridans**



# Lark Valley Drive, Fornham St. Martin IP28 6UG

Guide Price £495,000

A particularly well-presented and deceptively spacious four-bedroom detached family home, occupying a prominent position within a quiet tree-lined cul-de-sac in the highly sought-after village of Fornham St Martin, just a short distance from Bury St Edmunds. The property offers bright, flexible and well-proportioned accommodation, ideally suited to modern family living, together with a private and attractively landscaped rear garden, generous driveway parking and a garage.

The house further benefits from double glazing, a water softener and recently installed 4kW Solar Panel System with 5kWh battery. The accommodation is arranged around a welcoming entrance hall with a cloakroom, leading through to a spacious dual-aspect sitting room featuring a working gas fireplace and an open-plan aspect into the family room beyond. Sliding glass doors out to the rear terrace and garden create an excellent flow for both everyday living and entertaining. The dining room, which currently serves as a study - ideal for home working - could easily be repurposed to suit one's needs. Seamlessly connected is the conservatory, a welcome extension to the property, providing a light and airy additional living space, incorporating French doors out to rear garden. The kitchen/breakfast room is well appointed with ample storage, integrated appliances, and breakfast area used for informal dining. An adjacent utility room provides further storage and access to the outside.

On the first floor, a central landing gives access to four well-proportioned bedrooms, including a particularly generous principal bedroom with a spacious en-suite bathroom. Three further bedrooms are served by a modern family bathroom, completing the accommodation.

## Outside

The property is approached along a driveway providing ample parking and access to the garage. The neatly presented front garden is laid to lawn with shrub and slate borders. The rear landscaped garden is a particular feature and is bordered by a beautifully maintained Laurel hedge. A large, paved terrace creates an ideal area for outdoor entertaining and dining.

## Location

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 1.5 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. 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 just 1.5 miles away from the nearest train station and close to 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 less than an hour's door-to-door journey from the house.

## Directions

When entering Fornham St Martin from the direction of Bury St Edmunds, pass the village church and public house on the left and

- Immaculately presented detached family home in sought after village
- Four bedrooms, family bathroom
- Three reception rooms plus conservatory
- Well-appointed kitchen/breakfast room
- En suite to principal bedroom
- Garage and ample driveway parking
- Attractive and private landscaped rear garden
- Quiet tree-lined cul-de-sac position in popular village
- Recently installed solar panel system with battery storage
- No onward chain.

turn left into Lark Valley Drive, where the property will be a short distance further on the right hand side.

3 What Words ///retained.outwit.confining

## Services

All mains services are connected. Gas fired radiator central heating. Recently installed solar panel system with battery.

Council Tax Band E - West Suffolk

Broadband speed: Up to 1800 mbps available (Source Ofcom)

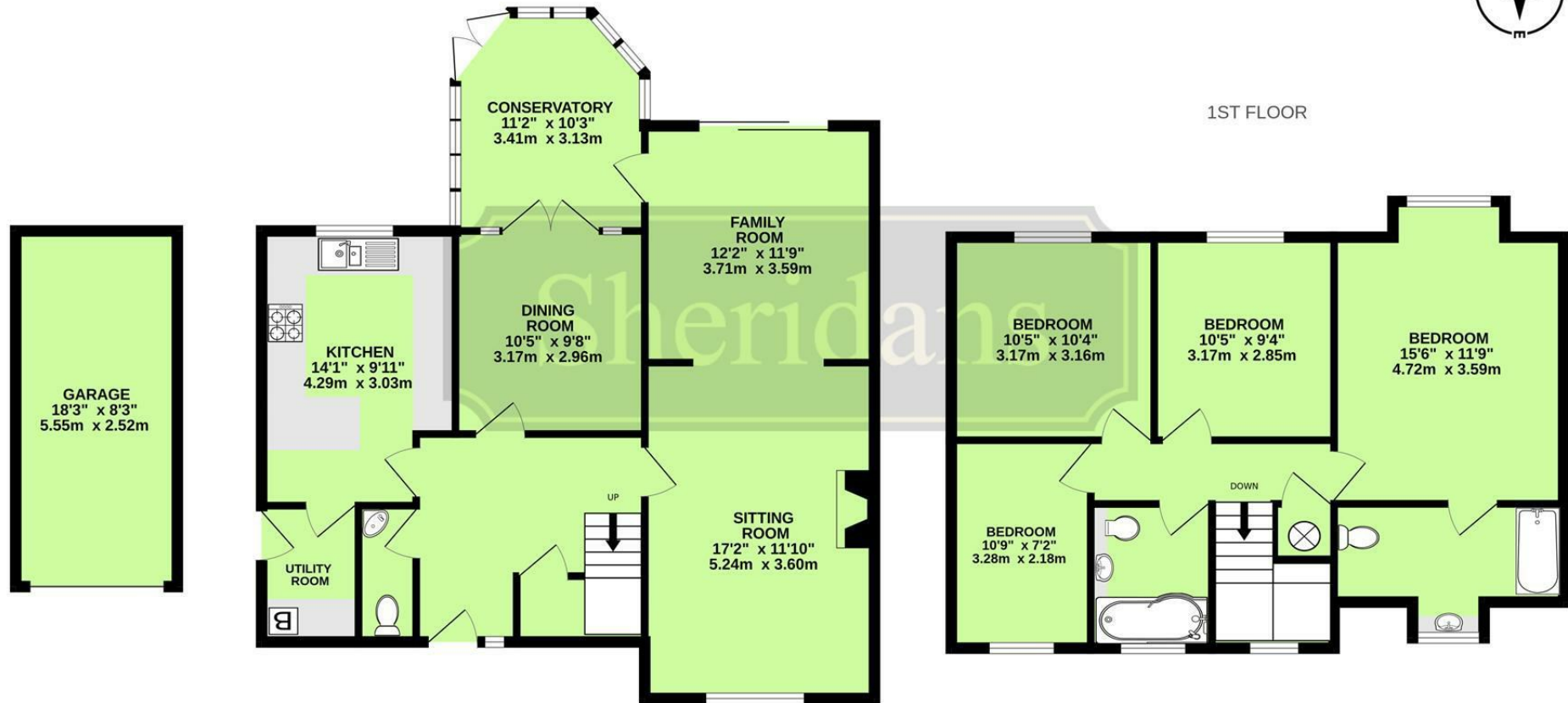
Mobile phone signal for: Vodaphone, EE, Three and O2 (Source Ofcom)

Flood Risk: Very Low Risk



GROUND FLOOR

TOTAL FLOOR AREA : 1475sq.ft. (137.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

**Sheridans Estate Agents**

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