Hoylake Close, Fornham St. Martin, Suffolk, IP28 6XB

MARK·EWIN
BURY ST EDMUNDS

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Bury St. Edmunds, Suffolk, IP28 6XB

A detached chalet situated in the desirable village of Fornham St Martin, benefitting from off road parking, a single garage and no onward chain.

The ground floor comprises an entrance hall, hallway, cloakroom, comfortable sitting room featuring a feature fireplace, and an attractive open-plan kitchen/dining area. A bright and versatile conservatory provides additional living space and enjoys views over the rear garden.
To the first floor are two bedrooms and a modern shower room.

Outside, the rear garden is predominantly laid to lawn and features established flower beds and a patio area. The property further benefits from a private driveway offering off-road parking and a single garage.

Additional Information:
Tenure: Freehold
Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)
Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)
Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent).

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Directions

Leaving Bury St Edmunds heading north along Fornham Road, at the traffic lights turn right onto Tollgate Lane and bear left onto Thetford Road (B1106), continue along this road entering Fornham St Martin, just before the roundabout turn left into into Lark Valley Drive and then right into St Andrews Drive and right into Hoylake Close where the property can be found on the left hand side.

Location

The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall 13' 8'' x 3' 9'' (4.16m x 1.14m)

Hall 10' 11'' x 6' 5'' (3.32m x 1.95m)

Cloakroom 4' 1'' x 8' 4'' (1.24m x 2.54m)

Sitting Room 19' 6'' x 10' 9'' (5.94m x 3.27m)

Kitchen 13' 6'' x 8' 3'' (4.11m x 2.51m)

Dining Area 10' 11'' x 9' 7'' (3.32m x 2.92m)

Conservatory 9' 10'' x 8' 1'' (2.99m x 2.46m)

Landing

Bedroom One 12' 6'' x 10' 9'' (3.81m x 3.27m)

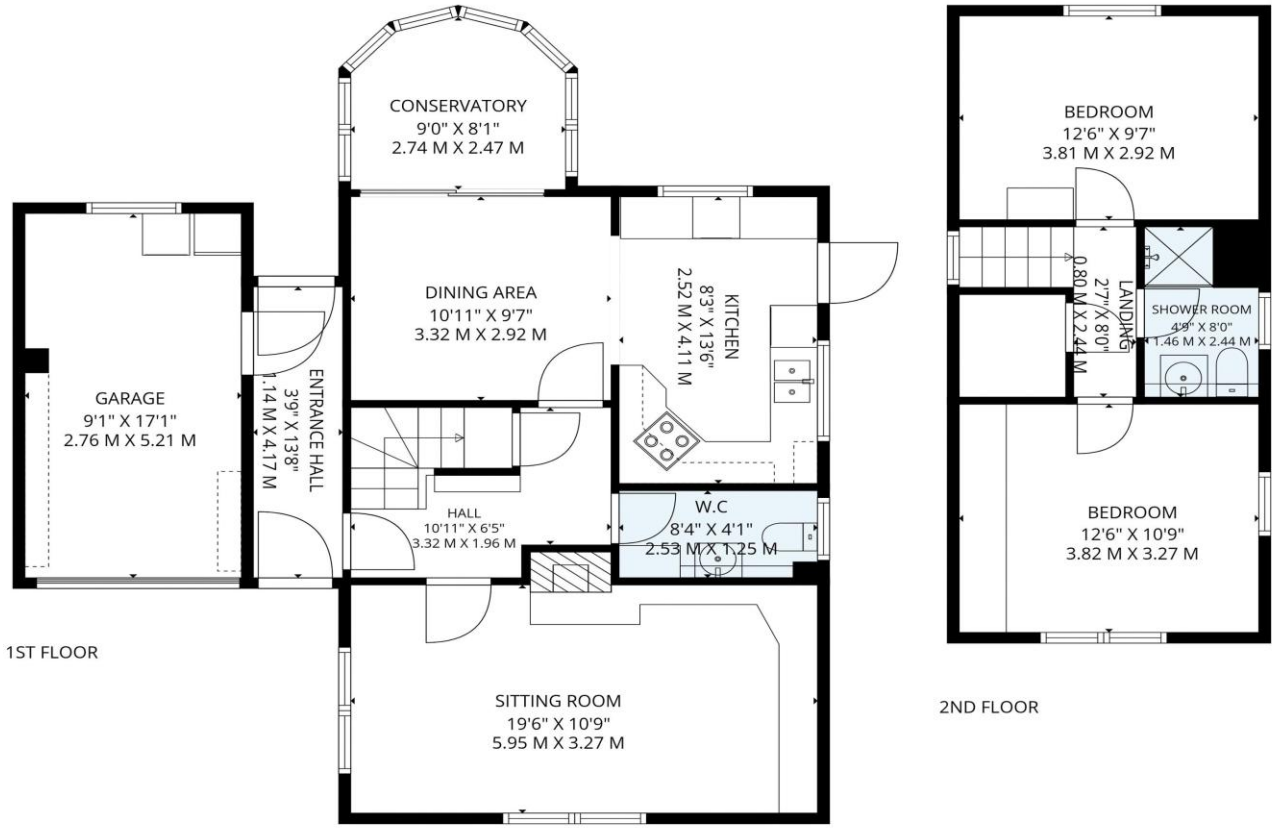
Bedroom Two 12' 6'' x 9' 7'' (3.81m x 2.92m)

Shower Room 8' 0'' x 4' 9'' (2.44m x 1.45m)

Additional Information:

Council Tax Band: D
EPC Rating: C
Tenure: Freehold

Guide Price £325,000
Freehold



All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A byer is advised to obtain verification from their Solicitor or Surveyor References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
77 St Johns Street, Bury St Edmunds
Suffolk, IP33 1SQ

The Property Ombudsman