



14 Lark Valley Drive, Fornham St Martin, Bury St Edmunds, IP28 6UG

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ESTABLISHED 1966

**14 Lark Valley Drive
Fornham St Martin
Bury St Edmunds
IP28 6UG**

**A well-appointed traditional family home in a quiet village setting
within easy reach of Bury and the A14**

| RECEPTION HALL | CLOAKROOM | SITTING ROOM | KITCHEN/
BREAKFAST ROOM | UTILITY | PRINCIPAL BEDROOM WITH EN SUITE |
3 FURTHER BEDROOMS | FAMILY BATHROOM | SINGLE GARAGE |
PRIVATE DRIVE | GARDENS

No 14 is a well-presented and updated traditional detached family house set in this well-regarded and sought-after residential area, convenient for Bury St Edmunds and the A14, whilst enjoying a semi-rural village setting. Traditionally constructed with spacious two-storey accommodation, which briefly comprises:

RECEPTION HALL a generous space with walk-in storage cupboard, and an open-feature return staircase to galleried landing.

CLOAKROOM with low-level WC and wash hand basin.

SITTING ROOM a double-aspect room with a range of built-in illuminated display shelves with storage cupboards below, and fireplace.

KITCHEN/BREAKFAST ROOM extensively fitted with a range of modern wall-and-base kitchen units, worksurface extending to a peninsular with inset hob and extractor over, sink and drainer unit, built-in oven, fridge freezer and dishwasher, door through to:

UTILITY with worksurface, space and plumbing for washing machine and dryer, doors to both front and rear gardens.



OFFERS IN EXCESS OF: £495,000 freehold

GALLERIED LANDING

PRINCIPAL BEDROOM with built-in wardrobes and dressing table, door to

EN SUITE SHOWER ROOM with shower cubicle, wash hand basin, low-level WC.

BEDROOM 2 with an extensive range of fitted wardrobes.

BEDROOM 3 with fitted wardrobe.

BEDROOM 4

FAMILY BATHROOM with panelled bath, mixer and shower attachment over, pedestal wash hand basin, low-level WC and airing cupboard.

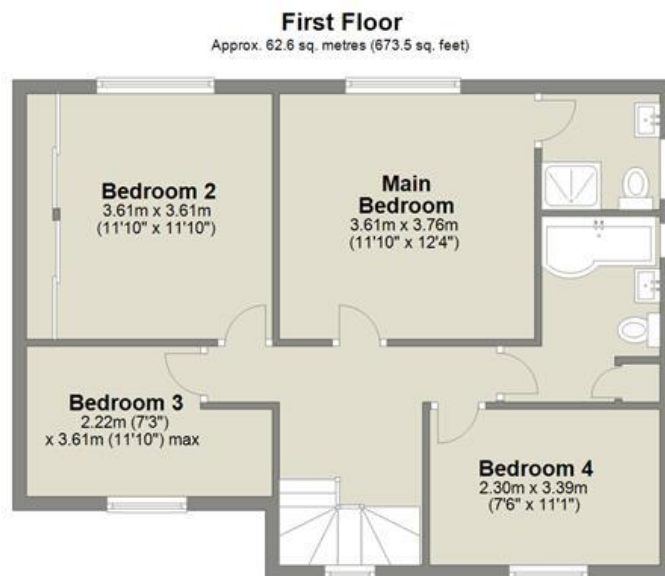
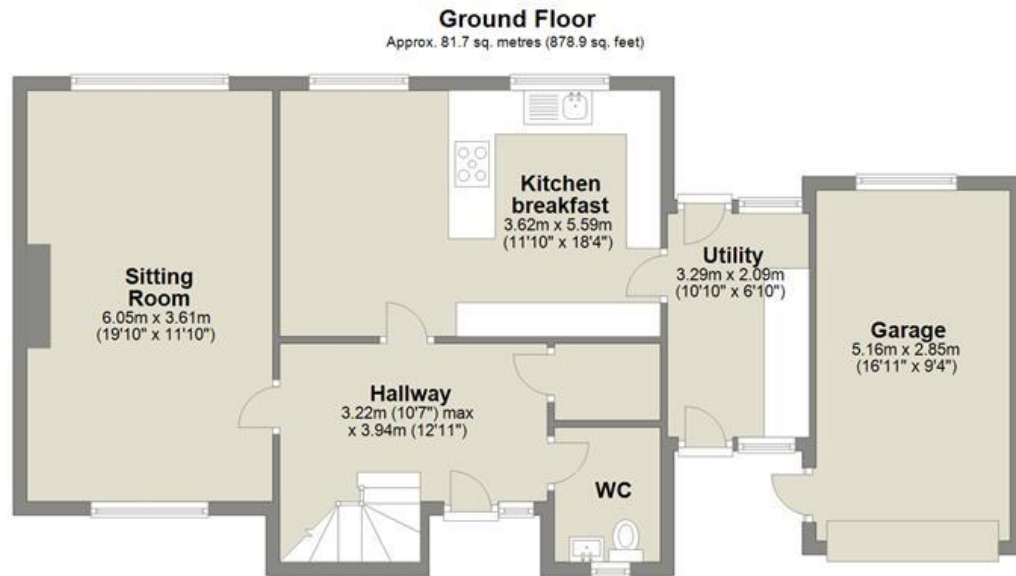
OUTSIDE There is a private driveway and front garden with a generous single garage, a pathway to the rear garden with terrace, predominantly laid to lawn with surrounding hedges and fencing providing a high-degree of privacy.

GENERAL INFORMATION

- Mains water, gas, drainage and electricity.
- Gas-central heating.
- Ofcom state superfast broadband is available
- Mobile signal available
- Council Tax Band E – West Suffolk - £2,457.78 PA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Total area: approx. 144.2 sq. metres (1552.4 sq. feet)

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Plan produced using PlanUp.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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