



## 11 Hoylake Close, Fornham St. Martin, Bury St. Edmunds, Suffolk, IP28 6XB

COULD THIS BE YOUR DREAM BUNGALOW? – If you love the idea of living in a pretty village, but still want easy access to the town, this CHAIN FREE detached bungalow is bound to appeal.

The property, which has private corner plot gardens, has been extremely well maintained and is perhaps a little larger than you might think from the outside. In our opinion, a small amount of updating would transform this lovely bungalow into a truly fantastic home.

- Well maintained modern detached bungalow
- Set in established corner plot gardens
- Porch, hall, kitchen, large sitting/dining room
- 3 Bedrooms, refitted shower room, conservatory
- Gas central heating, sealed unit glazing
- Garage, ample parking. CHAIN FREE

Guide Price £350,000





## General Information

The property occupies a pleasant corner plot position within an established cul-de-sac. Fornham Saint Martin is a popular village with its own village pub/restaurant, church and village hall. Located close to open countryside, the village also has the benefit of being just 3 miles from the thriving market town of Bury St. Edmunds which offers an extensive range of recreational, educational and shopping facilities. The A14 is also within easy reach and provides fast access to Ipswich, Newmarket, Cambridge and London/Stansted Airport, via the A11/M11.

If you have been looking for a bungalow you can really make your own – look no further! Offering well-proportioned accommodation the property is a little dated in places and has therefore been priced accordingly – giving you the opportunity of changing this 'blank canvas' into exactly what you want it to be.

The entrance porch and entrance hall give access to the large dual aspect sitting/dining room which has a gas feature fireplace. The kitchen is fitted with a range of cupboards, worktop surfaces and appliance space. A door leads into the conservatory. There are 3 bedrooms and the bathroom has been converted to a shower room.

### Outside

The gardens to the front of the bungalow are of open plan design and are laid mainly to lawn. A driveway providing ample parking leads up to the garage which has a roller door, rear courtesy door and light and power connected.

A side access leads to the lovely rear gardens which are attractively landscaped and afford a good degree of privacy and seclusion. The gardens include a large lawn, patio, garden shed and greenhouse. Behind the shed in a separate area of garden, currently used as a vegetable plot, which also links to the rear of the garage.

Agents Note: Whilst the property is CHAIN FREE, potential buyers should be aware that Probate has yet to be granted – although the application is well underway.

### Directions

From Bury St. Edmunds town centre proceed along Northgate Street crossing over the roundabout into Out Northgate. Continue into Fornham Road and on reaching the traffic lights turn right onto the B1106 towards Fornham Saint Martin. Continue to follow the road into the village and turn left onto Lark Valley Drive. Take the 2nd righthand turning into St Andrews Drive then 2nd right again into Hoylake Close. The property will be seen at the end of the cul-de-sac as marked by our board.

## Entrance Porch

## Entrance Hall

Sitting /Dining Room 16'11 x 14'7 (5.16m x 4.45m)

Kitchen 10'10 x 7'10 (3.30m x 2.39m)

Conservatory 10'0 x 9'0 (3.05m x 2.74m)

Bedroom 1 11'10 x 10'10 (3.61m x 3.30m)

Bedroom 2 10'8 x 8'9 (3.25m x 2.67m)

Bedroom 3 8'8 x 6'11 (2.64m x 2.11m)

Shower room 8'9 x 5'8 (2.67m x 1.73m)

Garage 16'3 x 9'1 (4.95m x 2.77m)



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



