Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

12 Wentworth Close, Fornham St. Martin,
Bury St. Edmunds, IP28 6XE

Guide Price
£365,000

A spacious detached bungalow in a pleasant cul-de-sac setting

If you like being part of a village community, but still want to be within easy reach of the town, this well-maintained detached bungalow could be ideal.

Located in the popular Lark Valley area of Fornham St. Martin, this lovely home has been extended to the rear, with the addition of a conservatory.

The bungalow, which benefits from gas-fired central heating and uPVC sealed unit glazing, is set in enclosed gardens with ample parking and a single garage.

As is the case with many bungalows, the property is perhaps a little larger than you might think from the outside, making an internal viewing highly recommended.

- Attractive modern detached bungalow
- Occupying an excellent village setting
- Spacious sitting room, fitted kitchen
- Dining Room, lovely conservatory
- 2 Good sized bedrooms, bathroom
- Gas central heating, uPVC glazing
- Single garage, enclosed gardens

The property is situated around 2.5 miles from Bury St. Edmunds and, in more detail, comprises:

An entrance porch leads into the entrance hall, which has 2 built-in cupboards. There are 2 bedrooms towards the front of the bungalow and a bathroom.

The kitchen has been refitted with shaker-style units and includes ample appliance space. An archway opens into the dining room, and these 2 areas could easily be made into one room if preferred. The dining room has double doors leading into both the conservatory and the sitting room.

The sitting room is a lovely dual aspect room which includes a feature fireplace. The conservatory provides the perfect place to relax and enjoy the views of the gardens.

Outside
The gardens to the front of the bungalow are laid mainly to lawn and are planted with a variety of shrubs. A driveway to the side of the bungalow provides parking for a number of cars and gives access to the single garage.

A side access leads to the fence-enclosed rear gardens, which are again laid to lawn and planted with shrubs and ornamental trees.

Council Tax: Band D
Energy Performance Rating: C
Local Council: West Suffolk
Services: All main services connected
Broadband: Ultrafast broadband available (source: Ofcom)
Mobile Coverage: Service available from all providers (source: Ofcom)
What3Words ///fantastic.foods.chess

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE
01284 755526