

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



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

Guide Price  
£375,000

## *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)

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