

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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