

6 Troon Court

Fornham St. Martin Bury St. Edmunds Suffolk IP28 6TJ

marshall buck
& casson



Guide Price £425,000

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The Property

A spacious five bedroom detached family home situated in the sought after village of Fornham St Martin. The property offers versatile accommodation comprising Entrance Hall, Sitting Room, Conservatory, Kitchen/Dining Room, Utility and Cloakroom, five Bedrooms, Shower Room, Cloakroom as well as Family Bathroom. The property has a front garden and rear garden which offer a good degree of privacy as well as a driveway providing off-road parking and garage. We would strongly advise a viewing of this property to fully appreciate the accommodation on offer for sale.

ENTRANCE DOOR

Opening into an entrance hall.

ENTRANCE HALL

Stairs rising to first floor; doors to kitchen/dining room and sitting room.

SITTING ROOM

17'9" x 10'6" (5.41 x 3.20)

Window to front aspect; a gas 'coal effect' stove set on marble effect hearth and wooden surround and mantle; double doors leading into the conservatory; double doors to dining area.

CONSERVATORY

12' x 11'8" (3.66m x 3.56m)

Of UPVC and glazed construction, double doors leading out to the rear garden.

DINING ROOM

10' x 10' (3.05m x 3.05m)

Window to rear aspect; large built-in under stairs storage cupboard; tiled effect flooring; door to the utility; large opening to the kitchen.

KITCHEN

10'9" x 7' (3.28m x 2.13m)

Window to front aspect; a range of matching floor and wall mounted units with work surface covering; inset single sink and drainer with mixer tap over; space for electric cooker; extractor fan; part tiled walls; tiled effect flooring.

UTILITY ROOM

13' x 8" max measurement (3.96m x 2.44m max measurement)

Narrowing to 5'. Window to rear aspect; stable door to rear garden; work surface with inset single sink and drainer, mixer tap and cupboards under; space and plumbing for washing machine; tiled effect flooring; part tiled walls; splash back tiling; door to cloakroom.

CLOAKROOM

Frosted window to side aspect; low level w.c.; wash hand basin with splash back tiling; tiled effect flooring.

ON THE FIRST FLOOR

LANDING

Loft access; airing cupboard housing hot water cylinder and shelving; doors to bedrooms, shower room, separate cloakroom and bathroom.

BEDROOM ONE

13' x 11'8" (3.96m x 3.56m)

Window to front aspect; exposed wooden floorboards.

BEDROOM TWO

11'8" x 10'0" (3.56 x 3.05)

Window to front aspect; built-in double wardrobes with hanging rail and shelving; exposed wooden floorboards.

BEDROOM THREE

10'7" x 9'9" (3.23m x 2.97m)

Window to front aspect; built-in double wardrobe with hanging rail and shelving; exposed wooden floorboards.

BEDROOM FOUR

13' x 6'7" (3.96m x 2.01m)

Window to rear aspect.

BEDROOM FIVE

7'8" x 7'6" (2.34 x 2.29)

Window to rear aspect; exposed wooden floorboards.

FAMILY BATHROOM

Frosted window to side aspect; panelled bath; low level w.c.; pedestal wash hand basin with splash back tiling; part tiled walls; tiled flooring.

SHOWER ROOM

Frosted window to rear aspect; mains fully tiled shower cubicle; corner wash hand basin; fully tiled walls; tiled flooring.

SEPARATE CLOAKROOM

Frosted window to rear aspect; pedestal wash hand basin with splash back tiling; low level w.c.; radiator; tiled flooring; wall mounted gas fired boiler.





OUTSIDE

To the front of the property there is a driveway providing off-road parking leading up to Garage with 'up-and-over' door; lawn and mature beds, borders and shrubs; side pathway giving access to rear garden. The rear garden has a lawn; mature and well stocked beds and borders and shrubs; two large terraces; gravelled area to side and is enclosed by mature trees and hedging; door to integral store room.

GARAGE

16'9" x 9'2" (5.11m x 2.79m)

Up and over door; power and light connected.

FORNHAM ST MARTIN

Fornham St Martin lies just to the north of the historic cathedral town of Bury St. Edmunds which itself is situated at the hub of East Anglia and is served by the A14 dual carriageway with access to Ipswich, Cambridge, the Midlands and London via the M11. There are excellent shopping, educational and leisure amenities in the town and there is a railway connection to London.

LOCAL AUTHORITY

West Suffolk Council

COUNCIL TAX BAND

Tax Band D

SERVICES

Mains services are connected including water, electricity and drainage.

TENURE

For sale FREEHOLD with vacant possession upon completion.

VIEWINGS

By appointment with the Sole agents Marshall Buck & Casson tel: 01284 705505.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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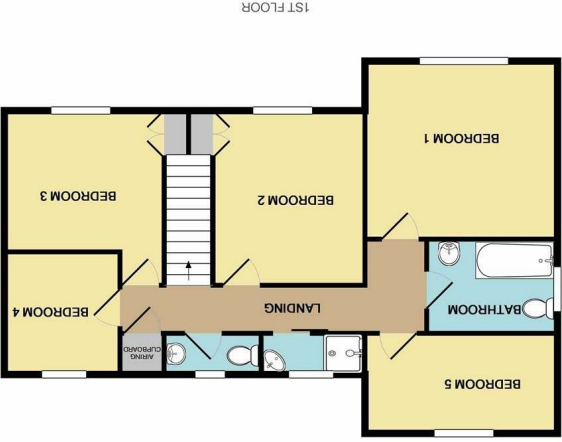
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