

oakheart



£475,000

Guide Price

The Street, Fornham St. Martin



**** GUIDE PRICE £475,000 - £500,000 ****

Located in Fornham St Martin, just a short drive from the historic market town of Bury St Edmunds, this attractive character property offers the perfect blend of period charm and modern convenience. Fornham St Martin is well regarded for its picturesque surroundings and strong sense of community, whilst Bury St Edmunds provides an excellent range of shopping, dining, schooling and leisure facilities.

As you approach the property, you are met with a central entrance door which provides access to the sitting room. This dual aspect room immediately gives a

sense of the character and standard of the rest of the property, offering a warm and welcoming feel. To the right is a door to the lounge, also dual aspect with windows to the front and side, where the focal point is a multi-fuel burner creating a cosy retreat.

Back in the sitting room, a doorway leads to the first floor and another to an inner hallway providing access to a handy cellar, the ground floor bathroom, and the kitchen/diner. The modern bathroom is tastefully updated with a white suite and adds to the convenience of this property. The kitchen/diner is beautifully presented with ample storage and work surfaces, flooded with natural light from dual aspect windows and also offers a cosy dining area too.

Off the kitchen is a useful utility room with additional storage and laundry space, which leads via a covered area to the garden.

Upstairs, a central landing provides access to three generous double bedrooms, plus a modern first floor shower room. Externally, there is a patio garden with a gate to the front and an archway leading to the driveway providing parking for one car. At the end of the driveway is a generous former coach house garage, ideal for parking and storage. Opposite is a further garden with a circular patio and mature shrubs.

Beautifully presented throughout, this versatile home is ready to move straight into and enjoy!











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