



**15 Turnberry Drive,
Fornham St. Martin, Bury St. Edmunds, Suffolk.**

**DAVID
Burr**

Fornham St Martin lies two miles to the north of the historic Cathedral town of Bury St Edmunds, which offers an excellent range of amenities, with schooling in the public and private sector's, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. The University City of Cambridge is approximately 28 miles away and offers unrivalled schooling opportunities and excellent shopping and amenity facilities. There is good access to the A14, A11 (M11) and the railway station at Bury St Edmunds offers a link to mainline services to London's Liverpool Street or King's Cross

This exceptionally well-presented house occupies a lovely position within this well-regarded Suffolk village. The well-balanced accommodation offers considerable versatility and is further complimented by a **large double garage, extensive parking** and a generous sunny rear garden.

An exceptionally well-presented house with a double garage and a generous garden within one of the areas most favoured villages.

ENTRANCE HALL: A spacious area with attractive oak wood flooring, useful storage cupboard and contemporary staircase with glass panelling rising to the first floor. Doors to kitchen/dining/living room, study and:-

SITTING ROOM: A dual aspect room with lovely views over the rear garden and finished with a fireplace including marble slips, hearth, moulded wood surround and inset coal effect gas fire.

STUDY: Offering potential to be a snug/playroom etc with oak wood flooring and views over the garden.

KITCHEN/DINING/LIVING ROOM: An exceptional space divided into 3 distinct areas with a kitchen area having an extensive range of attractive matching modern units and worktops incorporating a single drainer sink unit with mixer tap over. Integrated appliances include a Bosch electric double oven, 4-ring Neff induction hob, extractor fan over and wine fridge. Plumbing for dishwasher. **Utility Area:** Incorporating further units, worktop with inset sink and mixer tap over. Plumbing for washing machine. The **Dining/Living area** has double doors opening on to the:-

GARDEN ROOM: A light addition with oak wood flooring and lovely views over the garden. Double doors opening on to terracing.

CLOAKROOM: Heated towel rail, WC and wash hand basin with storage below.

Rear Vestibule: Door to garage, door to garden and door to:-

STORE ROOM: A useful space with light, power and fitted worktop.

First Floor

LANDING: Linen cupboard, access to loft storage space and doors to:-

BEDROOM 1: Extensive built in wardrobes, views over the garden and door to:-

ENSUITE: Fully tiled shower cubicle, heated towel rail, WC and wash hand basin with storage below and above.

BEDROOM 2: Enjoying views over the rear garden. Built in mirror fronted double wardrobes.

BEDROOM 3: Views over the rear garden. Built in double wardrobes.

BEDROOM 4:

15 TURNBERRY DRIVE, FORNHAM ST. MARTIN, BURY ST. EDMUNDS, SUFFOLK. IP28 6TP

SHOWER ROOM: With a large fully tiled shower cubicle, WC and wash hand basin with storage below

Outside

A large sweeping gravel drive provides **extensive parking** for a number of vehicles and in turn leads to:-

DOUBLE GARAGE: Electric double garage door, light and power connected, fitted storage cupboard and

The rear garden is one of the property's most attractive features, generous in size with a large terrace and central expanse of lawn bordered by well stocked shaped beds full of colour and variety. There is a useful external utilities area to the side and light and power connected. **GARDEN SHED.**

SERVICES: Main water, electricity and drainage are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band E - £2,578.64 – 2024.

EPC RATING: D – report available upon request.

BROADBAND SPEED: Up to 1000 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone – outdoors. (source Ofcom).

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WHAT3WORDS: ///defenders.blotting.founders.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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