Dairy Drive, Fornham All Saints

Sheridans

Dairy Drive, Fornham All Saints IP28 6LN

Guide Price £325,000

This well-presented three bedroom semi-detached house is in a quiet cul-de-sac location in the popular village of Fornham All Saints, offering a bright sitting room, large kitchen/diner overlooking the mature rear garden, three bedrooms, family bathroom, off road parking and a single garage.

In brief the accommodation consists of; double glazed front door into the hall, door leading into the sitting room with feature fireplace, bay window to the front and an under stairs storage cupboard. Door through to the large kitchen/diner with a range of wall and base units with work surfaces over, corner carousel storage cupboard, built in electric oven and gas hob with extractor over. Space for a washing machine, fridge and separate freezer alongside. The gas boiler for hot water and the heating system is housed in one cupboard. There is a door into the garden from the spacious dining area.

Stairs ascend from the hall to the first floor landing. The master bedroom has delightful views over the garden. Bedroom two has a window to the front and loft access. The third bedroom is located at the front of the property, has a built in wardrobe and is being used as a study by the current owner. The family bathroom has a bath with shower over, sink, WC and an airing cupboard.

Outside
To the front of the property is a driveway offering parking and leading to the single garage. The front garden is laid to lawn with a flower bed and path to the front door. There is side access to the rear garden which is a generous size and has a patio area, an area laid to lawn with mature trees and shrubs and a useful garden shed. The garden is enclosed with hedging and fences.

Location
The property is located in a quiet cul-de-sac. Fornham All Saints is a sought after village with a thriving community, whilst benefiting from a good range of local amenities including a local church, village hall, golf course with its hotel, gym and conference facilities. The village is extremely well positioned for access to the A14 dual carriageway linking to Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway.

Directions
When entering the village from the direction of the A14 dual carriageway, proceed straight over the roundabout and turn right onto Pigeon Lane and then right onto Dairy Drive. The property is located on the right-hand side. https://what3words.com/sunblock.ladder.rate

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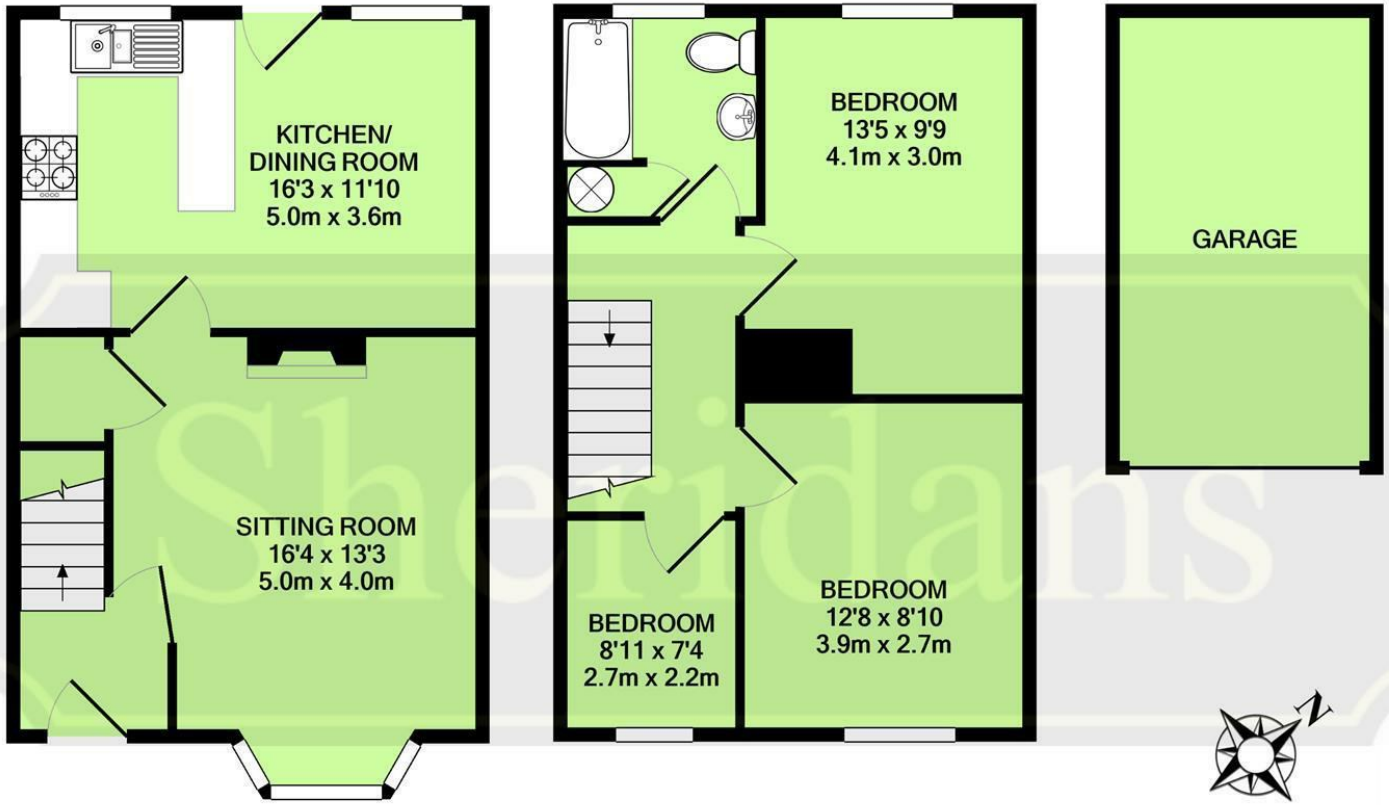
- Well-presented three bedroom semi detached house
- In the popular village of Fornham All Saints
- Bright sitting room
- Large kitchen/diner
- Master bedroom with garden views
- Mature garden
- Family bathroom
- Garage and off road parking

Services
Mains electricity, gas and water. Heating - Gas central heating
Council Tax: West Suffolk Band: C
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk
EPC Rating: C



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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