



7 Ord Road, Fornham St Martin, Bury St Edmunds, IP31 1TB

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**Bedfords**

ESTABLISHED 1966

**7 Ord Road  
Fornham St Martin  
Bury St Edmunds  
Suffolk  
IP31 1TB**

**A beautifully refurbished family home with large kitchen/dining room,  
and farmland views.**

**GUIDE: £350,000 *freehold***

**ENTRANCE HALL • CLOAKROOM • SITTING ROOM •  
KITCHEN/BREAKFAST ROOM • THREE BEDROOMS •  
FAMILY BATHROOM • GARAGE/WORKSHOP • OFF STREET  
PARKING**

No 7 has been meticulously refurbished by the current owners, cleverly updating this classic semi-detached family home. The works have included almost complete replastering of the walls, a beautiful new kitchen and superb bathroom with large separate walk-in shower, new lighting, oak doors, electric garage door, and landscaped rear garden. An early viewing is highly recommended, briefly it comprises:

**HALL** with stairs to first-floor.

**CLOAKROOM** with low-level WC, with wash hand basin and tiled splashback, and heated towel rail.

**SITTING ROOM** 16' x 11'2 including chimney breast with fitted wood-burning stove, wooden mantel and granite hearth.

**KITCHEN/DINING ROOM** 21'5 x 12'5 a fabulous family orientated space with extensively fitted painted shaker kitchen with wall and base units, and oak worksurface, incorporating larder cupboard, space for range cooker with extractor over, built-in microwave, dishwasher, space for an American-style fridge freezer, matching island and dining table, drinks fridge. Understairs storage and separate boiler cupboard, door to garden.



## FIRST FLOOR

**LANDING** with loft access

**PRINCIPAL BEDROOM** 16' 11'3 narrowing to 6'9 with a range of built-in wardrobe cupboards.

**FAMILY BATHROOM** with large panelled bath with mixer tap over, large walk-in shower cubicle with overhead rain and hand-held shower heads, built-in vanity unit with wash hand basin and storage below, low-level WC and heated towel rail.

**BEDROOM** 2'7'2 x 9'8

**BEDROOM** 3'9'7 x 8'5

**Outside** The front of the property has a generous off-street parking area, with further parking to the side of the house, leading to a former single garage, now providing useful workshop and potential home office space. To the rear is a sunken terrace with steps up to an area of lawn backing on to open farmland, with useful garden store.

## GENERAL INFORMATION

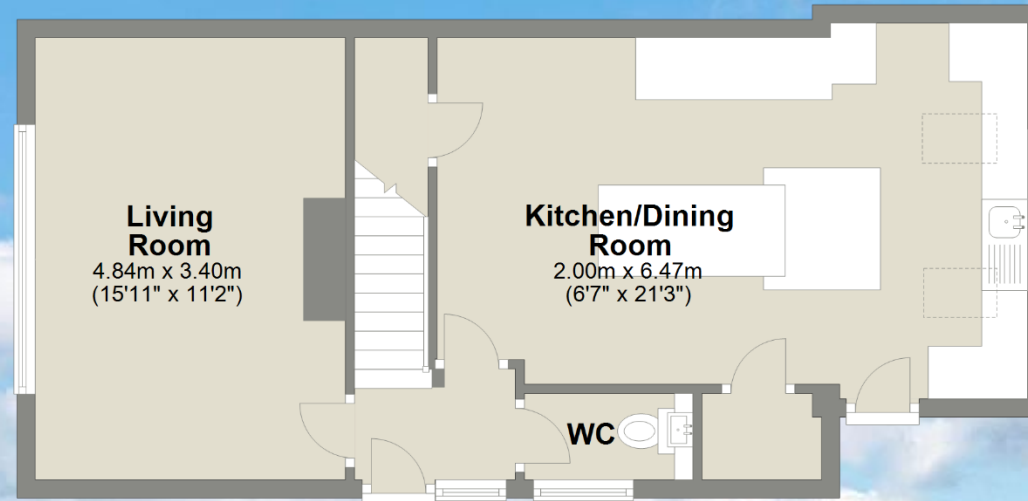
- Mains water, drainage and electricity.
- Gas-fired central heating.
- Council Tax – West Suffolk – Band C - £1,875pa
- Ofcom states Superfast broadband is available
- Ofcom states mobile signal is available
- EPC – C rating
- What3words: look.nags.knowledge

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



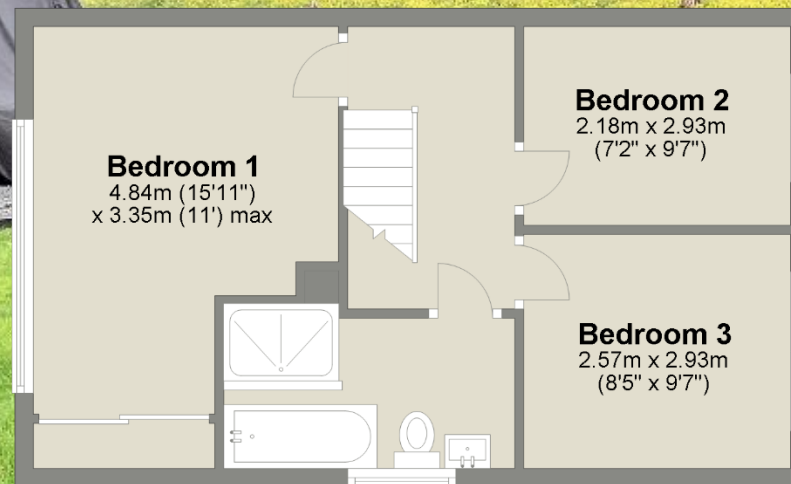
## Ground Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Total area: approx. 91.2 sq. metres (982.0 sq. feet)

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