



## PIGEON LANE, FORNHAM ALL SAINTS, IP28 6JP

£350,000  
FREEHOLD

Situated in the charming village of Fornham All Saints, this contemporary semi-detached bungalow is the perfect blend of comfort and style throughout. Spanning an impressive 872 square feet, the property features a welcoming entrance hall leading to the spacious open plan sitting/kitchen/dining room providing a warm and inviting space for entertaining. The layout of the bungalow is thoughtfully designed, ensuring that every inch of space is utilised effectively with a utility room, family bathroom and three well-proportioned bedrooms. The property is set on a generous sized plot with large front and rear gardens in a peaceful location. The bungalow also benefits from village life while still being within easy reach of local amenities. This property presents an excellent opportunity for those seeking a modern single-storey home in a lovely setting.

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# PIGEON LANE

- Beautifully Presented Extended Semi-Detached Bungalow
- Stylish Sitting/Kitchen/Dining Room
- Three Good Sized Bedrooms
- Gas Fired Central Heating
- Utility Room
- Contemporary Family Bathroom
- Driveway Offering Ample Off Road Parking
- Large Gardens To Front & Rear
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with two built in cupboards. Feature panelled walls. Loft access and radiator.

## Kitchen/Sitting/Dining Room

Sitting room with built in shelving and cupboards. With French doors opening directly to the rear garden. Seamlessly opening to the kitchen/dining area with a built-in breakfast island. With stylish fitted wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Integrated appliances include eye level electric double oven. An induction hob with extractor hood over and integrated fridge freezer, there is space for a dishwasher. With windows to side, rear and sky light. Two radiators.

## Utility Room

Stylish fitted base cupboards with marble work tops over and built in shelving. Space for a washing machine and tumble dryer.

## Bedroom 1

Double room with window to front and radiator.

## Bedroom 2

Double room with window to front and side. Radiator.

## Bedroom 3

Window to side and radiator.

## Bathroom

Contemporary suite comprising, WC and inset vanity wash basin unit. Fully tiled separate corner shower cubicle with waterfall shower head and handheld shower head. Bath with taps and handheld shower head over. Marble flooring and heated towel rail.

## Outside

### Front Garden

Enclosed by fencing, a gravelled driveway which provides ample off-road parking, bordered by a lawn area and a raised flower bed. With gated rear access. Full outside lighting on a timer.

### Rear Garden

The rear garden is private and fully enclosed by fencing. With a generous sized patio seating area and the remainder laid to lawn. A good-sized shed and full outside lighting on a timer. Side gated access to the driveway.

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