



Kings Close, Rougham, Bury St. Edmunds, Suffolk, IP30 9GX

MARK · EWIN
BURY ST EDMUNDS

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Edmunds, Suffolk, IP30 9GX

A Beautifully presented cottage style four bedroom detached individual home presented to a high standard throughout.

One of just five properties built around 2008 offering light and airy accommodation, with well proportioned room sizes.

You enter the ground floor with a generous entrance hall which leads into the sitting room with dual aspect and double doors to the rear garden. The spacious open plan kitchen/breakfast room is fully integrated and leads into the utility room. The ground floor also benefits from a study and cloakroom.

The first floor has a galleried landing leading to four good sized bedrooms, the main bedroom benefits from built in wardrobes and an En-suite and there is a family bathroom.

At the rear of the property there is a single garage and off-road parking and a beautifully maintained and private rear garden.

Additional Information:

Council Tax Band: E

EPC Rating: TBC

Tenure: Freehold

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

From Bury St Edmunds proceed east on the A14 and exit at the slip-road sign posted Rougham. At the junction turn left, passing Ravenwood Hall Hotel. At the next junction turn left and follow the road onto Almshouse Road, turning left into Church Lane. At the T junction turn right into New Road and right again passing the pub. Turn left onto Kingshall Street and Kings Close can be found on the right hand side.

Location

Rougham village lies just south of the A14 and offers a post office/village shop and a pub/restaurant and nearby Bury St Edmunds offers a full array of recreational, shopping and educational facilities.

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Accommodation:

Entrance Hall 18' 2" x 7' 10" (5.53m x 2.38m)

Sitting Room 21' 0" x 11' 7" (6.39m x 3.53m)

Kitchen/Breakfast Room 21' 0" x 12' 1" (6.41m x 3.69m)

Study 8' 0" x 6' 0" (2.43m x 1.82m)

Cloakroom 5' 10" x 2' 9" (1.77m x 0.84m)

Utility Room 8' 7" x 7' 10" (2.62m x 2.38m)

Landing 18' 9" x 6' 4" (5.71m x 1.93m)

Bedroom One 12' 7" x 11' 9" (3.83m x 3.57m)

Ensuite 5' 8" x 5' 4" (1.73m x 1.63m)

Bedroom Two 13' 8" x 10' 1" (4.16m x 3.07m)

Bedroom Three 11' 9" x 8' 5" (3.59m x 2.56m)

Bedroom Four 10' 7" x 7' 6" (3.22m x 2.29m)

Bathroom 6' 4" x 6' 4" (1.94m x 1.92m)

Additional Information:

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Tenure: Freehold

Guide Price £475,000
Freehold





For identification only -Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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