



Smithy Close, Rougham, Bury St. Edmunds, Suffolk, IP30 9LA

MARK · EWIN
BURY ST EDMUNDS

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Edmunds, Suffolk, IP30 9LA

Located in the village of Rougham is this well-presented, three-bedroom, semi detached house with spacious accommodation and off-road parking.

The property comprises, on the ground floor, of an entrance hall, welcoming sitting room, well-appointed and open plan kitchen/breakfast room/dining room, family bathroom and conservatory leading off of the sitting room and into the rear garden. On the first floor, there are three bedrooms, two of them have access to a jack and jill WC.

Outside, the front garden is mainly laid to lawn with a path leading to the front door and is border by planted beds. Parking is offered via a large driveway with ample space for multiple vehicles. The rear garden is mainly laid to lawn, enclosed by fencing and benefits from a paved patio area and outside bar, ideal for entertaining.

Additional Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom)

Mobile Coverage: EE, Three, O2 & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating with the gas boiler fitted in 2021.

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



Directions

Travelling along the A14 leave at Junction 45, at the roundabout take your first left, passing under the A14 heading along Stow Lane, at the end of the road turn left heading into Blackthorpe along Almshouse Road, turn left onto Church Lane passing the Primary School and turn right onto New Road heading into the village of Rougham. Turn right and then right again onto Moat Lane. The property will be located on the left as you reach Moat Lane.

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.

Accommodation:

Entrance Hall 7' 10" x 6' 5" (2.38m x 1.96m reducing to 0.95m)

Sitting Room 11' 11" x 16' 4" (3.63m reducing to 3.27m x 4.99m)

Dining Room 13' 7" x 8' 1" (4.13m reducing to 3.13m x 2.46m)

Kitchen/Breakfast Room 14' 3" x 11' 11" (4.35m x 3.64m)

Bathroom 7' 9" x 5' 8" (2.35m x 1.72m)

Conservatory 9' 9" x 8' 5" (2.97m x 2.56m)

Landing 7' 6" x 6' 1" (2.28m reducing to 1.29m x 1.86m)

Bedroom One 16' 5" x 9' 3" (5.01m x 2.83m reducing to 2.47m)

WC 2' 10" x 5' 3" (0.86m x 1.61m)

Bedroom Two 11' 10" x 8' 10" (3.60m x 2.68m)

Bedroom Three 8' 10" x 7' 5" (2.70m x 2.25m)

Front & Rear Garden

Additional Information:

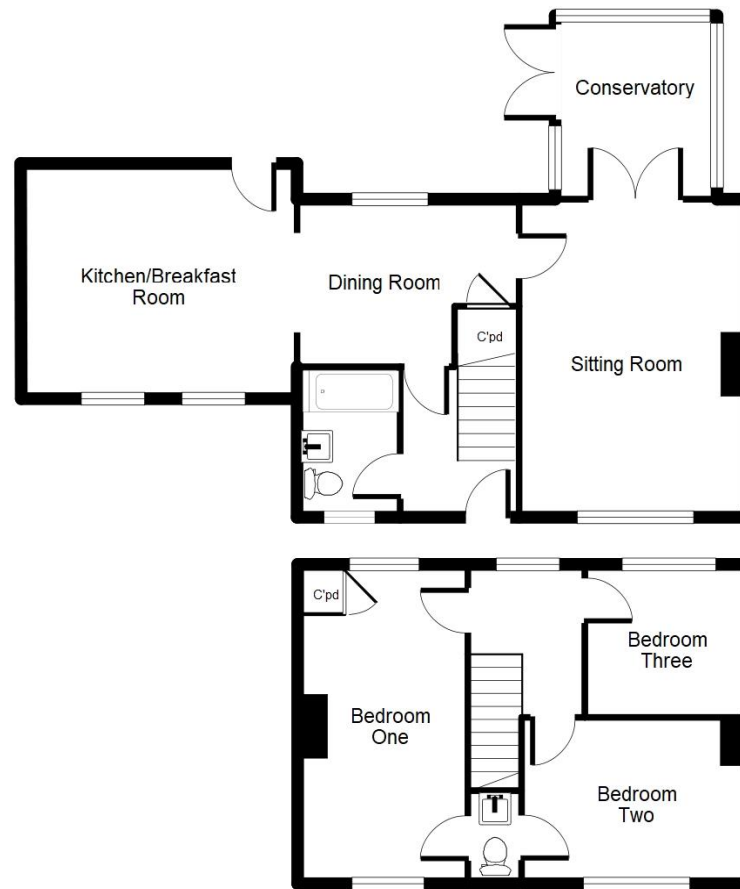
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Guide Price £325,000
Freehold





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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