



Orchard Close, Rougham, Suffolk, IP30 9NJ

MARK EWIN
BURY ST EDMUNDS

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IP30 9NJ

Located in the village of Rougham is this extended three-bedroom, detached family home benefitting from off-road parking and a garage.

The accommodation on the ground floor includes an entrance hall, spacious sitting room, kitchen, utility room, cloakroom and a dining room leading to the garden. Moving to the first floor, there is a landing with a good-sized airing cupboard and leads to three bedrooms, the two larger bedrooms feature built-in wardrobes, and the second bedroom also benefits from a WC and sink located off. Outside, a driveway provides ample off-road parking and leads to the single garage. To the rear, the garden is mainly laid with shingle and offers a garden shed and decking area.

Additional Information

Tenure: Freehold

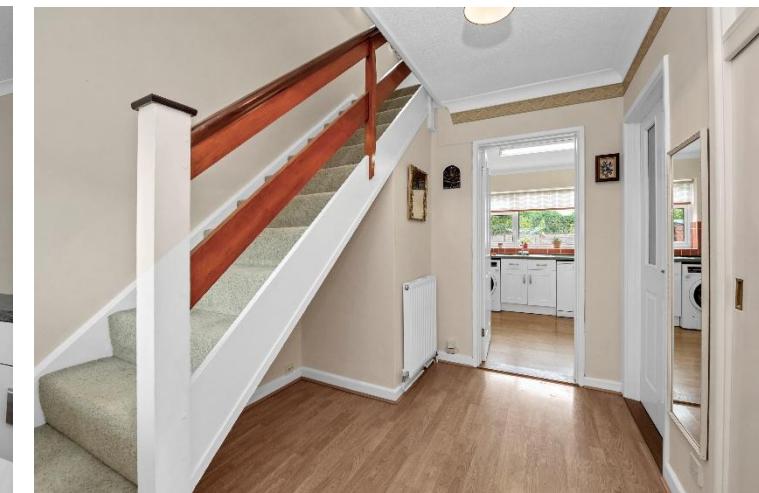
Mobile Coverage: EE, O2, Three & Vodafone are available in this area but variable.

(Source Ofcom)

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

Services: Mains Electric, Water and Drainage. Heating via oil fired central heating.

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



Directions

Leave Bury St Edmunds on the A14 towards Ipswich and take the exit sign posted Rougham, then take a left at the bottom of the slip road. At the T-Junction turn left and follow this road then take a left into Church Lane, continue along the road and then take a right into New Road. Take a right at the Bennet Arms Pub then left into Kingshall Street. Orchard Close is on the right and the property can be found marked by our For-Sale board.

Location

Rougham village offers a shop, church, public house and Ravenwood Hall hotel. The nearby historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall 7' 9" x 10' 0" (2.37m x 3.04m)

Sitting Room 19' 9" x 17' 6" (6.03m x 5.33m)

Dining Room 11' 9" x 10' 2" (3.58m x 3.09m)

Kitchen 13' 6" x 9' 4" (4.12m x 2.84m)

Utility Room 9' 3" x 7' 11" (2.83m x 2.41m)

Cloakroom 5' 10" x 2' 10" (1.78m x 0.86m)

Landing 13' 4" x 3' 11" (4.06m x 1.19m)

Bedroom 12' 10" x 9' 8" (3.92m x 2.95m)

Bedroom 11' 11" x 9' 7" (3.63m x 2.93m)

WC 4' 1" x 3' 5" (1.24m x 1.03m)

Bedroom 9' 8" x 7' 0" (2.95m x 2.13m)

Bathroom 8' 11" x 5' 9" (2.73m x 1.74m)

Front & Rear Gardens

Driveway

Garage 14' 0" x 9' 1" (4.27m x 2.77m)

Additional Information:

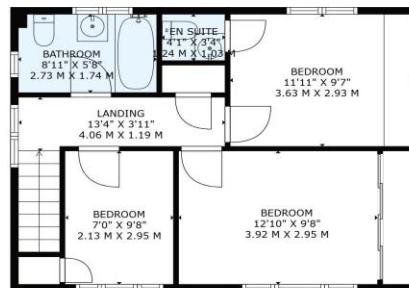
Council Tax Band: D

EPC Rating: TBC

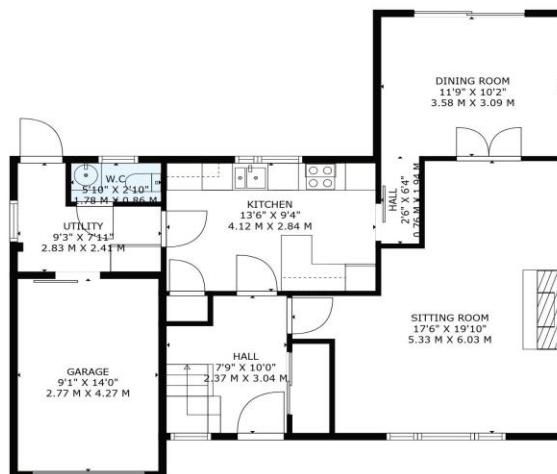
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Offers Over £350,000
Freehold





FLOOR 2



FLOOR 1

TOTAL: 1207 sq. ft, 112 m²
 FLOOR 1: 704 sq. ft, 65 m², FLOOR 2: 503 sq. ft, 47 m²
 EXCLUDED AREAS: GARAGE: 128 sq. ft, 12 m²
 WALLS: 125 sq. ft, 12 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



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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