

oakheart



£220,000

Reed Place, Rougham

Nestled within the sought-after village of Rougham, just moments from Bury St Edmunds, this charming semi-detached bungalow presents an ideal opportunity for those seeking a well-balanced home combining space, comfort, and countryside appeal. With tasteful presentation throughout and thoughtfully improved by the current owner, the property offers both modern practicality and a welcoming atmosphere.

The home features two generous double bedrooms, each benefitting from ample natural light and flexibility for various uses. A well-appointed family bathroom serves the accommodation, complete with a contemporary suite. The living room is a particular highlight a bright and spacious area with a large picture window framing views of the front garden, complemented beautifully by an exposed brick chimney

breast that adds warmth and character to the space.

The open-plan shaker-style kitchen and dining area form the heart of the home. Designed with both functionality and style in mind, it offers plentiful storage, practical worktop space, and a sociable layout ideal for both daily living and entertaining.

Externally, the property continues to impress. The rear garden is a fantastic size, offering a large patio area perfect for alfresco dining, leading onto a lawned space ideal for relaxation, play, or gardening enthusiasts. A brick outbuilding provides convenient storage, while recently installed windows and doors further enhance energy efficiency and comfort.

Situated in a peaceful residential setting, this home enjoys the charm of village life while remaining just a short drive from the vibrant town centre of Bury St Edmunds. Rougham benefits from a strong community feel, nearby local shops, highly regarded schools, and excellent transport links via the A14 ideal for commuters and families alike.

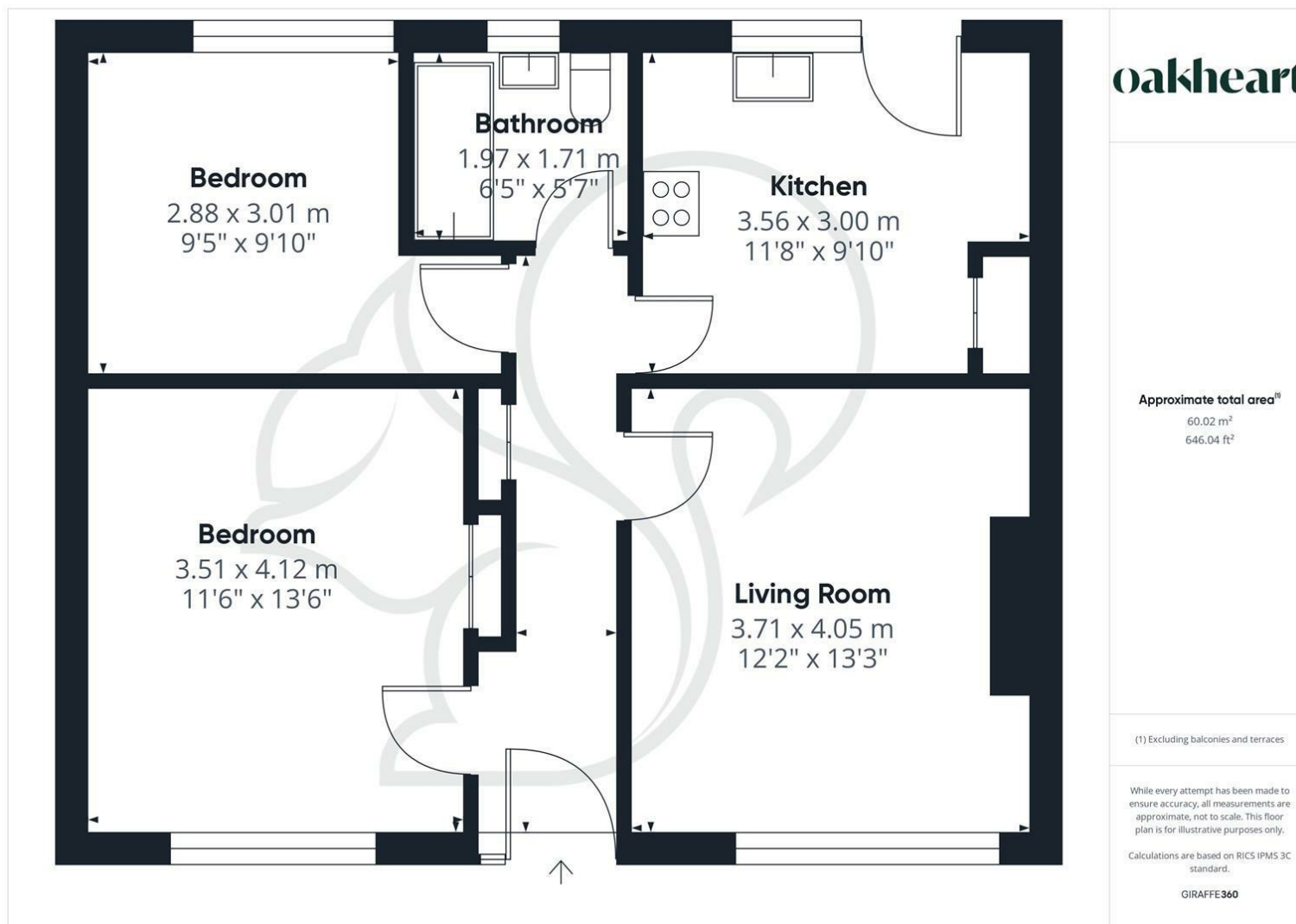
This delightful bungalow blends convenience, charm, and comfort, making it a wonderful option for those seeking an easy-going lifestyle in a well-connected Suffolk village.











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Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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