



The Green, Rougham

Sheridans



The Green, Rougham IP30 9JP

Guide Price £549,995

Individual 4 bedroomed bungalow enjoying a delightful setting close to Bury St Edmunds. All in just over half an acre (s.t.s).

Presented to the market for the first time since built about 45 years ago, this individual detached single storey home of traditional brick construction beneath a tiled roof, provides spacious accommodation with potential for re-modelling and updating, complemented by generous mature gardens whilst enjoying a wonderful tucked away setting, only a few miles from the edge of Bury St Edmunds.

Benefitting from oil fired radiator central heating and double glazing, the accommodation which is offered with no onward chain, currently in brief comprises of an entrance porch leading through to an entrance hall with two cupboards, doors to side leading to covered area and garaging, shower room and to the spacious sitting room, with brick fireplace and opening to the dining area and door to the well-equipped kitchen breakfast room, fitted with an extensive range of units and built-in appliances. From the kitchen leads to the conservatory with French doors to the gardens. To the side of the kitchen a useful separate utility has fitted units, sink, water softener and oil fired boiler.

The four generous bedrooms are served by a spacious family bathroom with bath and separate shower enclosure, completing the accommodation.



Outside

The property is approached along a shared private drive (owned by Rougham Estates) leading through mature hedge screening into a driveway providing extensive vehicle parking including space for caravan/motorhome etc with turning space and access to double garaging with useful covered area to side adjoining the bungalow. The gardens are a delightful feature being mostly laid to lawn and include many established trees, shrubs and pond. A paved terrace is ideal for entertaining whilst enjoying the southerly aspect.

Location

The property occupies an enviable tucked away setting standing within private grounds set back along a quiet lane in this most desirable and exclusive area. Rougham Green is situated within only 3 miles of the Historic market town of Bury St Edmunds and its excellent range of schooling, shopping, cultural and recreational facilities on offer.

Directions

When travelling from the direction of Bury St Edmunds, proceed East along the A14 towards Stowmarket. Take the first turning signposted Rougham and Great Barton. Turn left at the roundabout towards Rougham. At the next T junction turn left and follow the road onto Almshouse Road. Follow the road onto The Green. After the sharp right-hand bend, follow the road where the shared private drive leading to the property (signposted Twinfields) will be found on the **l e f t - h a n d s i d e** .
<https://what3words.com/helps.barbarian.rationed>

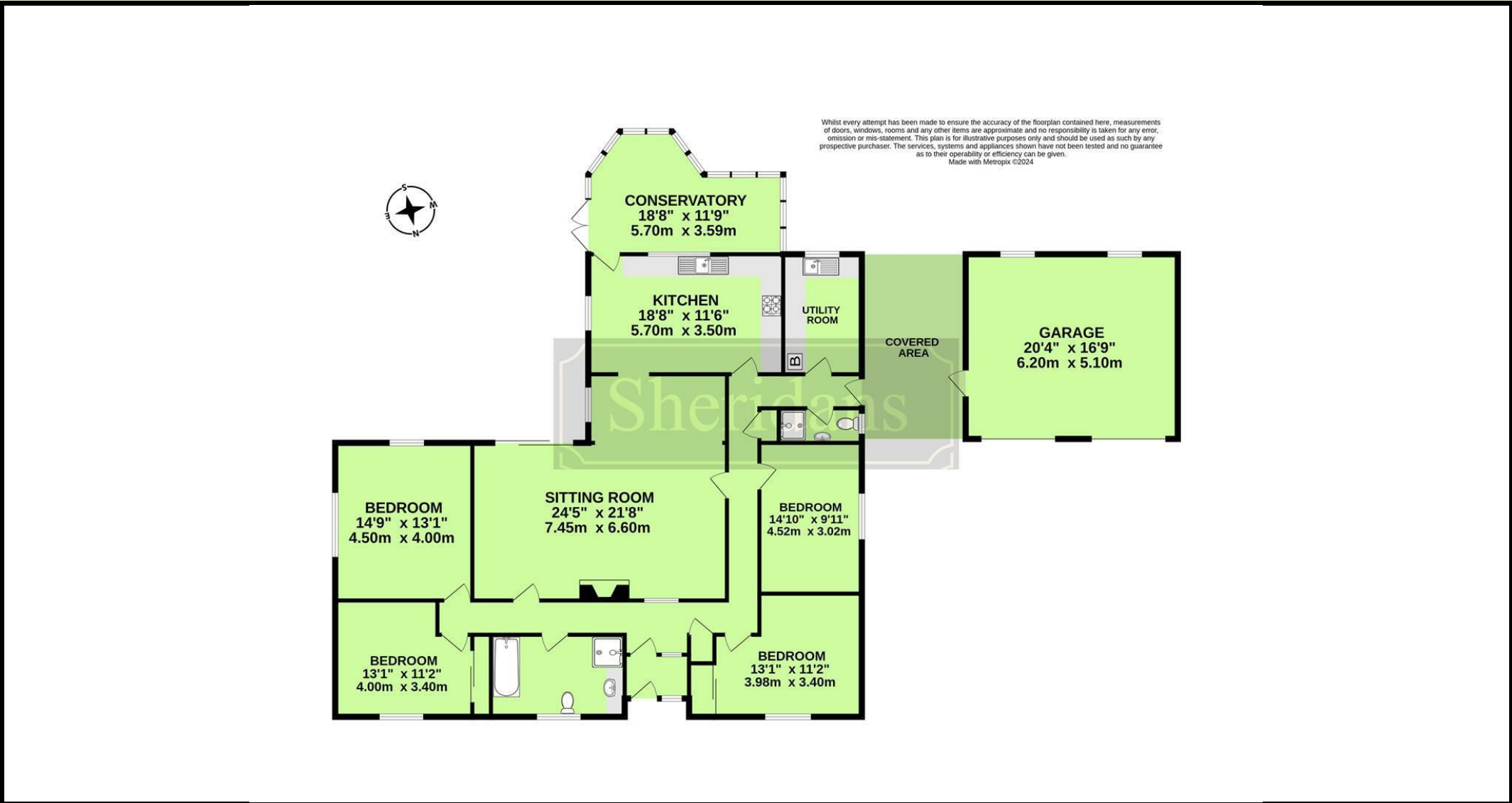


- Detached single storey home situated only a few miles from Bury St Edmunds
- Generous established gardens of just over half an acre (s.t.s)
- Double garaging
- No onward chain
- Extensive parking
- Spacious sitting room
- Kitchen/breakfast room, utility
- Conservatory
- Four bedrooms, bathroom, shower room
- Great potential to re-model/extend (subject to planning permission)

Services and agents note

Mains electricity, drainage and water. Heating - Oil fired radiator central heating
Council Tax: West Suffolk Band: E
Broadband speed: Up to 55 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk
EPC Rating: D
Spacious roof space ideal for conversion. No onward chain.





These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office

19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Knightsbridge London Office

45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Registered in England No. 04461290

VAT Number: 794 915 378

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

