



Orchard Close, Rougham, Bury St. Edmunds

Sheridans



Orchard Close, Rougham, Bury St. Edmunds IP30 9NJ

Guide Price £440,000

Detached four-bedroom family home, located in a peaceful cul-de-sac in the heart of Rougham village. This property offers light and airy accommodation, complemented by generous gardens, a large driveway and double garage. It benefits from gas fired central heating, double glazing, and hard wood flooring throughout downstairs.

Upon entering the property, the large hallway leads to the sitting room, kitchen, downstairs shower room and toilet. There is also an internal access door to the garage and stairs to the first floor.

The sitting room offers a comfortable space with an open fireplace and a large front window, creating a warm and welcoming atmosphere.

The dining room is ideal for hosting guests, with sliding glass doors that provide access to the rear patio area and garden. This space connects into the well-appointed kitchen/breakfast room, which is equipped with a comprehensive range of units and built-in appliances.

On the first floor there are four well-proportioned double bedrooms, served by an upgraded family bathroom. Additionally, there is an airing cupboard and access to the loft space through a hatch door.

Outside

The property is approached via a shingle driveway, providing parking for up to five cars and leading to the attached double garage. The larger-than-average rear garden is home to a variety of mature trees, shrubs, and flowering plants. It includes a generous paved patio area for outdoor entertaining and alfresco dining, as well as a timber terrace with a pergola, perfect for enjoying the mid-afternoon and evening sun. There is also a small wooden shed which is ideal for storing gardening equipment. The property has water taps at both the front and rear.

Location

Situated in a quiet cul-de-sac with green spaces to the front, Rougham is a sought-after village conveniently positioned for access to the A14 dual carriageway and close to the historic market town of Bury St Edmunds. This delightful family home is well-positioned to access an excellent range of schools, shopping, cultural, and recreational facilities.

Directions

When entering Rougham village from Kingshall Street, turn right into Orchard Close and the house can be found on the left toward the end of the close.

Services

- Spacious detached family home in quiet cul-de-sac location
- Generous sized mature gardens
- Parking for up to five cars and double garage (with lighting and power)
- Light and airy accommodation
- Sitting room
- Dining room
- Well equipped kitchen breakfast room
- Four good size double bedrooms
- Upgraded family bathroom
- Downstairs shower room and toilet

Mains electricity, water and drainage. Gas radiator central heating.

Council Tax: West Suffolk Band: E

Broadband speed: Up to 80 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk

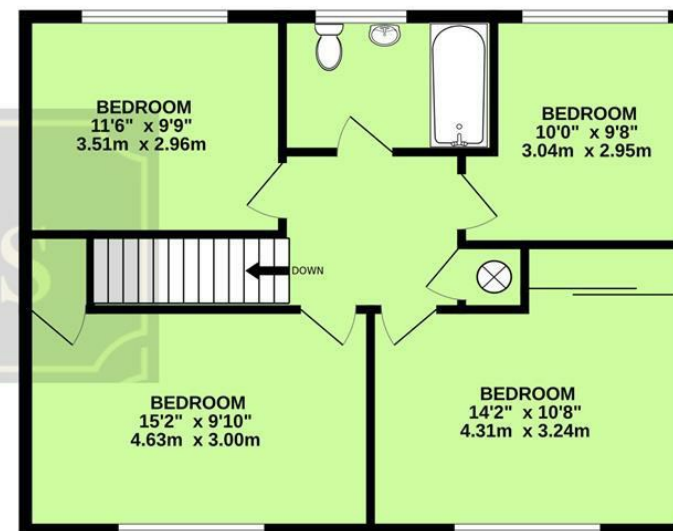
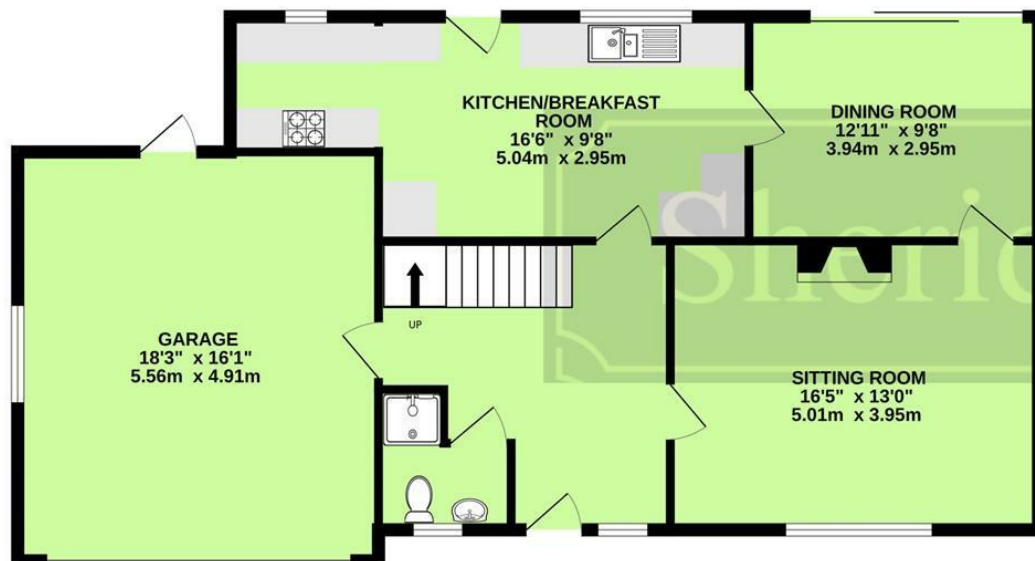




GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR



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.

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