

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS

3 Reed Place, Rougham,
Bury St. Edmunds, Suffolk, IP30 9LB

Guide Price
£240,000

*Be part of village life in this
deceptively spacious bungalow*

If you're looking for a spacious yet affordable home in a prime village setting, this thoughtfully improved semi-detached bungalow could be perfect. It offers well-appointed accommodation, including a spacious sitting room, a refitted kitchen/diner, and two double bedrooms. The property also benefits from gas-fired central heating (with a replaced boiler) and uPVC sealed unit glazing.

Located close to the village centre, the bungalow faces a small green. Rougham offers a variety of amenities and is conveniently situated about 4.5 miles from the nearby market town of Bury St. Edmunds. The A14 dual carriageway is also easily accessible, providing a quick route to both Ipswich and Cambridge.



- Improved modern semi detached bungalow
- Occupying a well served village setting
- Entrance hall, sitting room, kitchen/diner
- 2 Good sized bedrooms, refitted bathroom
- Gas central heating, with updated boiler
- uPVC sealed unit glazing
- Front and enclosed rear gardens
- Deceptively spacious - viewing advised



As mentioned, the property is larger than it appears from the outside, making an internal viewing essential. Here are the details:

Accommodation:

The entrance hall opens to a spacious sitting room, featuring a large picture window that overlooks the front gardens. The kitchen has been fully updated with a variety of base units, matching eye-level cabinets, and worktop surfaces, along with ample space for appliances and a breakfast table. A glazed door from the kitchen leads directly into the rear gardens.

The bathroom has also been refitted and now includes a stylish white suite. There are two generously sized double bedrooms.

Outside:

The front gardens, designed with an open-plan layout, overlook a small green. The rear gardens are mostly grass, fully enclosed, and provide a high level of privacy and seclusion. Additionally, there is a patio area and a brick outbuilding. A small lay-by parking area is located in front of Reed Place.

Directions:

From Bury St. Edmunds, proceed east along the A14, taking the exit for Rougham and Thurston. At the bottom of the slip road, turn left and continue under the A14 toward Rougham. Pass Ravenwood Hall, and turn left at the T-junction, following the road onto Almshouse Road. Turn left onto Church Lane, continue past the church, and at the next T-junction, turn right onto New Road. At the following T-junction by the Bennett Arms, turn right, then take another right into Moat Lane. Reed Place will be on the right, marked by our for-sale board.

Additional Information:

Council Tax: Band B

Energy Performance Rating: D (with a replacement boiler since rated)

Local Council: West Suffolk

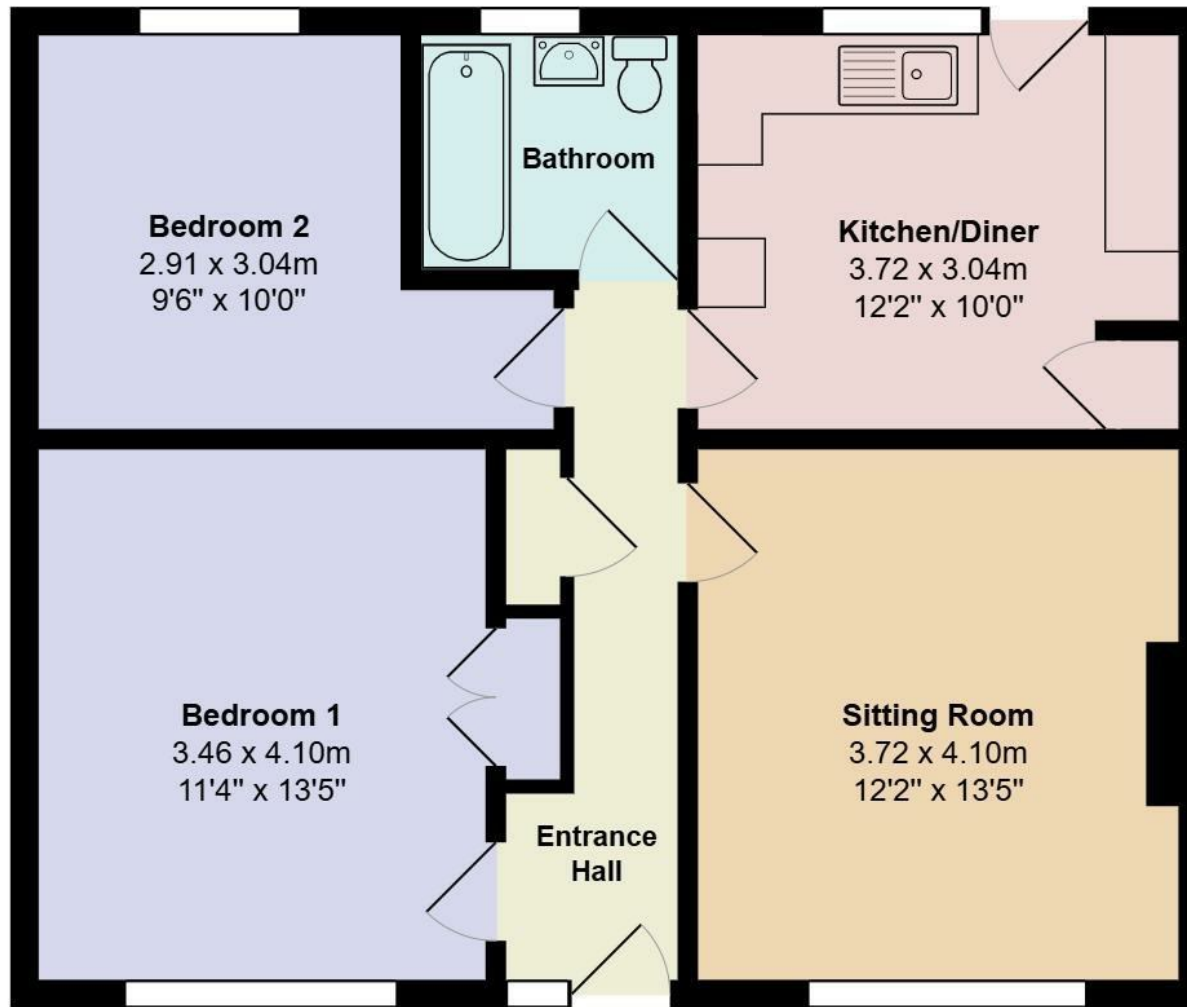
Services: All main services connected

Broadband: Superfast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)

Location (What3Words): ///manicured.bump.prongs





This floor plan is for layout guidance only. Whilst every care is taken in the preparation of this plan, it is not drawn to scale and all measurements, windows and openings are approximate.

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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