



## ORCHARD CLOSE, ROUGHAM IP30 9NJ

£425,000  
FREEHOLD

**\*\*UNEXPECTEDLY AVAILABLE - NO ONWARD CHAIN\*\*** this spacious and well-presented four-bedroom detached family home has been redecorated and newly carpeted throughout, making it ready for immediate occupation. Set in a desirable residential area, the property offers versatile and generously proportioned living spaces ideal for modern family life. The ground floor features a welcoming entrance hall, a bright and airy sitting room, a separate dining room, a large kitchen/breakfast room perfect for everyday dining and a convenient ground floor shower room. Upstairs, there are four well-sized double bedrooms and a contemporary family bathroom.

Externally, the property boasts a double garage providing excellent storage or parking, along with a good-sized wrap-around garden that offers plenty of outdoor space for entertaining. This attractive home presents a fantastic opportunity for families looking to settle into a well-maintained property.

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# ORCHARD CLOSE

- Detached 4 Double Bedroom Family Home
- Offered For Sale With No Onward Chain
- Recently Redecorated and Recarpeted Throughout
- Gas Fired Central Heating
- Ground Floor Shower Room and First Floor Bathroom
- Double Garage & Driveway Providing Ample Parking
- Sought After Village Location
- Good Size Established Wrap Around Garden
- 2 Reception Rooms
- Step Inside Today With Our 360 Virtual Tour!



## Porch

Windows to front and door to entrance hall.

## Entrance Hall

Welcoming entrance hall with stairs leading to first floor. Understairs cupboard. Radiator

## Shower Room

WC and pedestal wash basin. Shower. Window to front. Radiator

## Sitting Room

Well proportioned room with large window to front and side enjoying plenty of natural light. Open fireplace with brick surround. Two radiators

## Dining Room

Offering a good size entertaining space with sliding door to the kitchen. Window rear. Radiator

## Kitchen/Breakfast Room

Matching wall and base cupboard and drawer units with ample work surfaces over. Inset sink and drainer with mixer taps and drinking water tap. Space for appliances and oven with extractor hood over. Window to rear and door leading to the rear porch accessing the garden. Radiator

## Rear Porch

Water softener and plumbing for washing machine. Windows to rear and door to the garden

## Landing

Loft access and radiator

## Bedroom 1

Spacious double room with airing cupboard. Window to front. Radiator

## Bedroom 2

Double room with built in wardrobe. Window to front and side offering plenty of natural light. Radiator

## Bedroom 3

Double room with window to rear. Radiator

## Bedroom 4

Double room with window to rear. Radiator

## Bathroom

Stylish suite with WC and wash basin vanity unit. Bath with shower over and shower screen. Heated towel rail. Window to rear.

## Outside

### Front Garden

Approach the property by a large gravel driveway leading to the double garage offering ample parking. Remainder of the garden to the side is laid to lawn and border by a mature shrub bed. Enclosed by established trees and hedges. Gate access to the rear garden

### Rear Garden

The established garden boasts mature trees with flower beds throughout. Laid mainly to a well-kept lawn with a scattering of fruit trees adding seasonal interest. Low maintenance shingle area and a patio seating area with pathway to gated access.

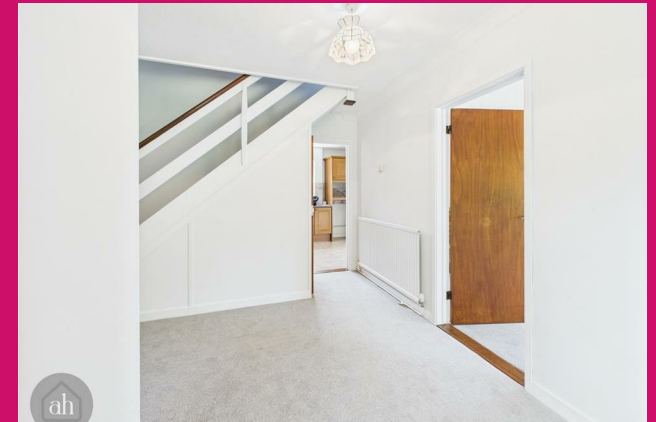
### Double Garage

Up and over door and power connected. Housing the boiler. Courtesy door to the rear garden.





## ORCHARD CLOSE







| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      | 73        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

EPC Rating: D Council Tax Band: E

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 and potential buyers/tenants are advised to recheck the measurements

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