



New Road, Rougham, Bury St. Edmunds, Suffolk, IP30 9LJ

MARK · EWIN
BURY ST EDMUNDS

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An attractive Semi-Detached cottage located in the village of Rougham benefitting from four bedrooms and off-road parking. What once was a former village pub the ground floor accommodation includes an entrance hall and cloakroom, a dual aspect sitting room, useful study and a modern kitchen/breakfast room. The kitchen offers an attractive range of wall and base level units and incorporates a built in oven, induction hob with extractor and a water softener. On the first floor there are 4 bedrooms with the principal benefitting from an ensuite. A family bathroom equipped with a shower over the bath completes the accommodation. Outside, parking is offered via a driveway. The rear garden is enclosed featuring a raised timber decking area, with a level lawn beyond. The garden is bordered by contemporary fencing and complemented by decorative stone edging, creating a low-maintenance outdoor space. Additional Information Tenure: Freehold Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom) Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)



Directions

Travelling along the A14 leave at Junction 45, at the roundabout take your first left, passing under the A14 heading along Stow Lane, at the end of the road turn left heading into Blackthorpe along Almshouse Road, turn left onto Church Lane passing the Primary School and turn right onto New Road heading into the village of Rougham where the property can be located just before the Bennett Arms Public House.

Location

Rougham is a popular Suffolk village located just east of Bury St Edmunds, offering an appealing mix of rural surroundings and convenient access to the town and an excellent range of amenities, schooling, and leisure facilities. The village enjoys a public house, shop/post office and sports hall and is well known for Blackthorpe Barn, a popular local destination offering seasonal events, crafts, and shopping. With excellent access to the A14 and surrounding countryside, Rougham is a sought-after location for those seeking village living within easy reach of town and transport links.

Accommodation:

Entry 6' 0" x 3' 0" (1.83m x 0.91m)

Hall 7' 2" x 9' 2" (2.18m x 2.79m)

Hall 19' 6" x 3' 7" (5.94m x 1.09m)

Cloakroom 3' 7" x 3' 7" (1.09m x 1.09m)

Office 7' 6" x 9' 2" (2.28m x 2.79m)

Kitchen 13' 1" x 14' 4" (3.98m x 4.37m)

Sitting Room 13' 11" x 13' 1" (4.24m x 3.98m)

First Floor Landing 18' 11" x 7' 11" (5.76m x 2.41m)

Bathroom 8' 4" x 6' 10" (2.54m x 2.08m)

Bedroom 13' 11" x 9' 2" (4.24m x 2.79m)

Bedroom 7' 6" x 13' 1" (2.28m x 3.98m)

Bedroom 6' 2" x 7' 10" (1.88m x 2.39m)

Bedroom 9' 9" x 10' 1" (2.97m x 3.07m)

Ensuite 2' 11" x 10' 1" (0.89m x 3.07m)

Additional Information:

Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Offers Over £350,000
Freehold





All Measurements are Approximate, These Plans are a Guide Only. Produced By Orop.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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