



## KINGSHALL STREET, ROUGHAM

IP30 9LE

£375,000  
FREEHOLD

Situated in the highly sought-after village of Rougham, with excellent access to the A14, this detached period home offers a wonderful opportunity to create a truly special residence. The accommodation includes three good-sized bedrooms, three reception rooms, a kitchen and family bathroom, with an abundance of character features throughout reflecting the property's heritage. Outside, the home benefits from a gated driveway leading to a lawned area, useful outbuildings, and a garage. Requiring further modernisation and updating, this unique property presents an exciting opportunity for buyers looking to put their own stamp on a charming period home.

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# KINGSHALL STREET

- Substantial Detached Three Bedroom Home
- Three Reception Rooms
- Spacious Kitchen
- Electric Heating
- Garage & Driveway Parking
- Three Large Double Bedrooms
- Located In A Established Prime Village Location Of Rougham
- Family Bathroom
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Stairs to first floor. Window to rear. Radiator.

## Sitting Room

Well-proportioned room with open fireplace. Window to front. Radiator.

## Dining Room

With an inset AGA oven with brick surround. Storage cupboards and pantry storage. Windows to side. Radiator.

## Kitchen

Base cupboard and drawers with work tops over. Inset Butler sink. Space for free standing oven with extractor hood over, washing machine and fridge freezer. Cupboard housing boiler and water tank. Window to side and side door access. Radiator.

## Study/Snug

Good sized room with fireplace. Window to front. Radiator.

## Bathroom

WC and pedestal wash basin. Fully tiled shower cubicle. Roll top bath. Window to side. Heated towel rail.

## Landing

Window to side. Radiator.

## Bedroom 1

Generous sized double room with built in shelving. Dual aspect windows to rear and side. Radiator.

## Bedroom 2

Double room with storage cupboard with loft access. Dual aspect window to front and side. Door to third bedroom. Storage heater and radiator.

## Bedroom 3

Double room with inset log burner. Built in wardrobe. Window to front. Radiator.

## Outside

## Garden

Gated access to the gravel driveway fully enclosed by fencing. A lawn area leading to hardstanding with wood storage, large shed and covered shed.

## Garage

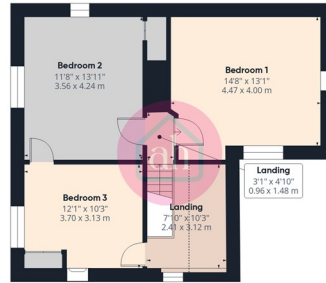
Double gated doors. Pedestrian door and power connected.

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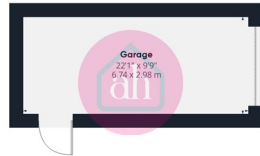




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>(1)</sup>  
 1495 ft<sup>2</sup>  
 138.9 m<sup>2</sup>

Reduced headroom  
 46 ft<sup>2</sup>  
 4.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

EPC Rating: Council Tax Band: D

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