



THE DOWNS, ROUGHAM, IP30 9JQ

OIEO £290,000
FREEHOLD

Situated in the popular village of Rougham, close to the historic town of Bury St Edmunds and within easy access of the A14. This spacious semi-detached home offers well-balanced accommodation throughout, featuring a generous well-designed kitchen/dining room and a comfortable sitting room that opens into a bright conservatory. Upstairs, there are three good-sized bedrooms complemented by a modern family bathroom. Externally, the home benefits from a garage and large front garden with gravel driveway for ample off-road parking and a rear garden with peaceful field views. This is a great opportunity to own a home in a sought-after location, viewing is highly recommended.

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THE DOWNS

- Spacious Semi-Detached Three Bedroom Home
- Well Appointed Kitchen/Dining Room
- Spacious Sitting Room
- Gas Fired Central Heating
- Large Gardens to Front & Rear With Field Views
- Garage/Office & Driveway For Ample Off Road Parking
- Three Good Sized Bedrooms
- Conservatory
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Porch

Windows to front and side and door into the property.

Sitting Room

Well-proportioned room with stairs leading to the first floor. French doors to the conservatory, and gas fireplace with surround. Karndean flooring and radiator.

Kitchen/Dining Room

Modern kitchen with a range of fitted wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Space and plumbing for kitchen appliances. Dual aspect windows to front and rear and door opening to the side. Opening to the dining area. Radiator

Conservatory

With French doors opening directly to the patio. Log burner and tiled flooring.

Landing

Window to front and loft access.

Bedroom 1

Double room with window to rear and radiator.

Bedroom 2

Double room with fitted wardrobes and airing cupboard. Window to rear and radiator.

Bedroom 3

Window to front and radiator.

Bathroom

WC and pedestal wash basin. Bath, fully tiled with shower head over. Window to rear and heated towel rail.

Outside

Front Garden

To the front the garden is laid mainly to lawn with a gravelled driveway with ample parking. Gated access to the rear garden and garage/office.

Rear Garden

The rear garden is fully enclosed by fencing and laid to a paved patio seating area with field views.

Garage/Office

Window to front and side and courtesy door.

Disclaimer

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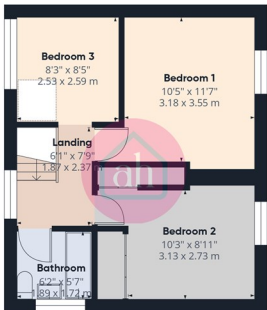


THE DOWNS

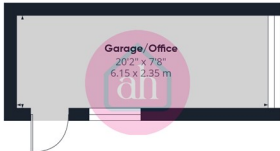




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1112 ft²
103.3 m²

Reduced headroom

15 ft²
1.4 m²

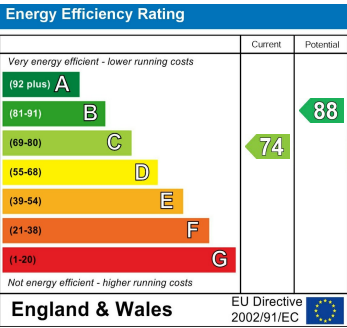
(1) Excluding balconies and terraces

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.

GIRAFFE 360



EPC Rating: C Council Tax Band: B

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