





KINGSHALL STREET, ROUGHAM

IP30 9LE

£425,000

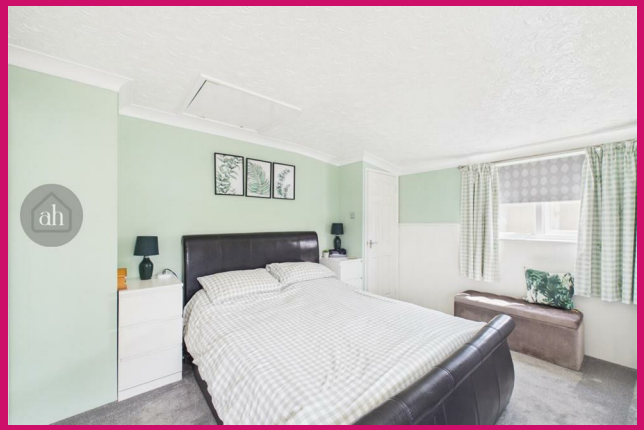
FREEHOLD

Situated in the sought-after village of Rougham, this well-presented detached home offers spacious and versatile accommodation throughout. The ground floor comprises a modern kitchen, utility room, cloakroom, generous dining room, bright sitting room and a separate study. Upstairs are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite, alongside a family bathroom. Outside, a driveway provides ample parking and leads to a double-length garage/workshop. The established wrap-around gardens and attractive decking create the perfect setting for relaxing or entertaining, making this an ideal home for families seeking village living.

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KINGSHALL STREET

• 3 Bedroom Detached Home • 3 Ample Sized Bedrooms • Popular Village Location • Gas Central Heating • Close to Bury St Edmunds • Nicely Presented Interior • Viewing Recommended • Ideal Family Home • Easy Access to Amenities • Take A Look Inside With Our 360 Tour





Entrance Hallway
Radiator.

Cloakroom/Utility
Vanity unit with built in sink and basin, WC, boiler and space for washing machine. Window to rear.

Kitchen
Modern kitchen with range of base, wall and drawer units with work tops over and inset sink. Integrated eye level double oven and wine fridge. Gas hob with extractor fan over. Space for dishwasher and fridge freezer. Two windows to side. Radiator.

Dining Room
Large room with window to side. Opens into Sitting room. Window to side. Radiator.

Sitting Room
Bright room with Bi-Fold doors on to decked area. Window to side. Two radiators.

Inner Hallway
Stairs to first floor with understairs storage. Window to side.

Study
Window to side. Radiator.

Landing
Storage cupboard. Window to side. Radiator,

Bedroom 1
Double room with fitted wardrobes. Loft access. Dual aspect windows to side and rear. Radiator.

En-Suite Bathroom
Modern suite with double shower cubicle, vanity unit with WC and wash hand basin. Window to side. Heated towel rail.

Bedroom 2
Window to front. Radiator.

Bedroom 3
Window to side. Radiator.

Bathroom
Family bathroom with corner bath, WC and wash hand basin. Window to side. Heated towel rail.

Outside

Rear Garden
Established wrap around gardens enclosed by fence and hedging. A covered decking area offers a perfect spot for relaxing and entertaining. Gated access to the side.

Front Garden
Driveway offering ample off road parking leading to garage. Gated access to side of house.

Garage/Workshop
Double length garage/workshop. Window to rear. Power and light. Roller door.

Disclaimer
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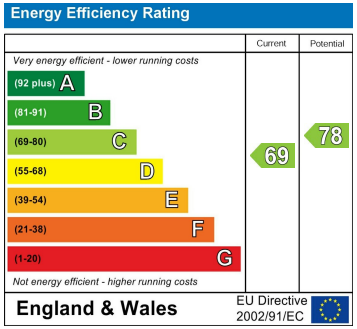












EPC Rating: C Council Tax Band: D

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