KEDINGTON CLOSE, ROUGHAM

IP30 9JF

£340,000

FREEHOLD

Located in the village of Rougham, this delightful home offers a perfect blend of comfort and versatile living. The property boasts a spacious sitting room with doors opening to the large kitchen/dining room making an ideal entertaining space and a study/snug providing ample space for relaxation. The ground floor also benefits from a well-appointed shower room for convenience. Upstairs, you will find three good sized bedrooms served by a family bathroom and a further loft conversion offering a large double bedroom ideal for those seeking extra space for guests or a home office. Outside, the front garden overlooks a green space and to the rear you have good-sized garden and en-bloc garage. The location of Rougham is within easy reach of the historic town of Bury St Edmunds but benefits from a peaceful village location. With generous living space and a thoughtful layout don't miss the chance to make this lovely house your new home.

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KEDINGTON CLOSE

• Well Presented Semi-Detached Four Bedroom Home • Stylish Kitchen/Dining Room • Spacious Sitting Room • Gas Fired Central Heating • Study/Snug • Ground Floor Shower Room • Front & Rear Garden • Four Good Sized Bedrooms • En-Bloc Garage • Step Inside Today With Our 360 Virtual Tour!

Entrance Hall
Welcoming entrance hall with understairs cupboard. Stairs to the first floor and radiator.

Kitchen/Dining Room
Modern kitchen with a range of wall and base cupboard and ample worktops over. Inset sink and drainer. An integrated electric oven, hob and extractor hood over, space for full American fridge freezer and dishwasher. Opening to the dining area offering an entertaining space. French doors opening directly to the rear garden, window to rear and radiator.

Sitting Room
Well-proportioned room with feature fireplace and surround. Double doors to the study/snug. Opening to the kitchen/dining room and radiator.

Study/Snug
Window to front and radiator.

Shower Room
Inset sink and vanity unit with base cupboards for storage. Separate fully tiled shower cubicle and WC. Space for a washing machine. Window to front and radiator.

First Floor Landing
Window to side and door leading to second floor landing.

Bedroom 2
Double room with built in wardrobes. Window to front and radiator.

Bedroom 3
Double room with window to rear and radiator.

Bedroom 4
Window to front and radiator.

Bathroom
WC and pedestal wash basin. Panelled bath with taps and handheld shower head over. Window to rear and radiator.

2nd Floor Landing
Stairs to 2nd floor.

Bedroom 1
Spacious double room with eaves storage. Velux sky light to front and window to rear.

Outside

Front Garden
The front garden is laid mainly to lawn surrounded by established hedges. Pathway to the front door and gated access to the rear garden. The property overlooks green space.

Rear Garden
Fully enclosed rear garden by fencing and established hedge. The remainder of the garden is laid mainly to lawn with a patio seating area. A low maintenance decorative stone border with a paved pathway to the garage and shed. Gated side access to the front.

Garage
Parking to the front of the en-bloc garage, with an up and over door. Pedestrian door to the rear garden.

Disclaimer
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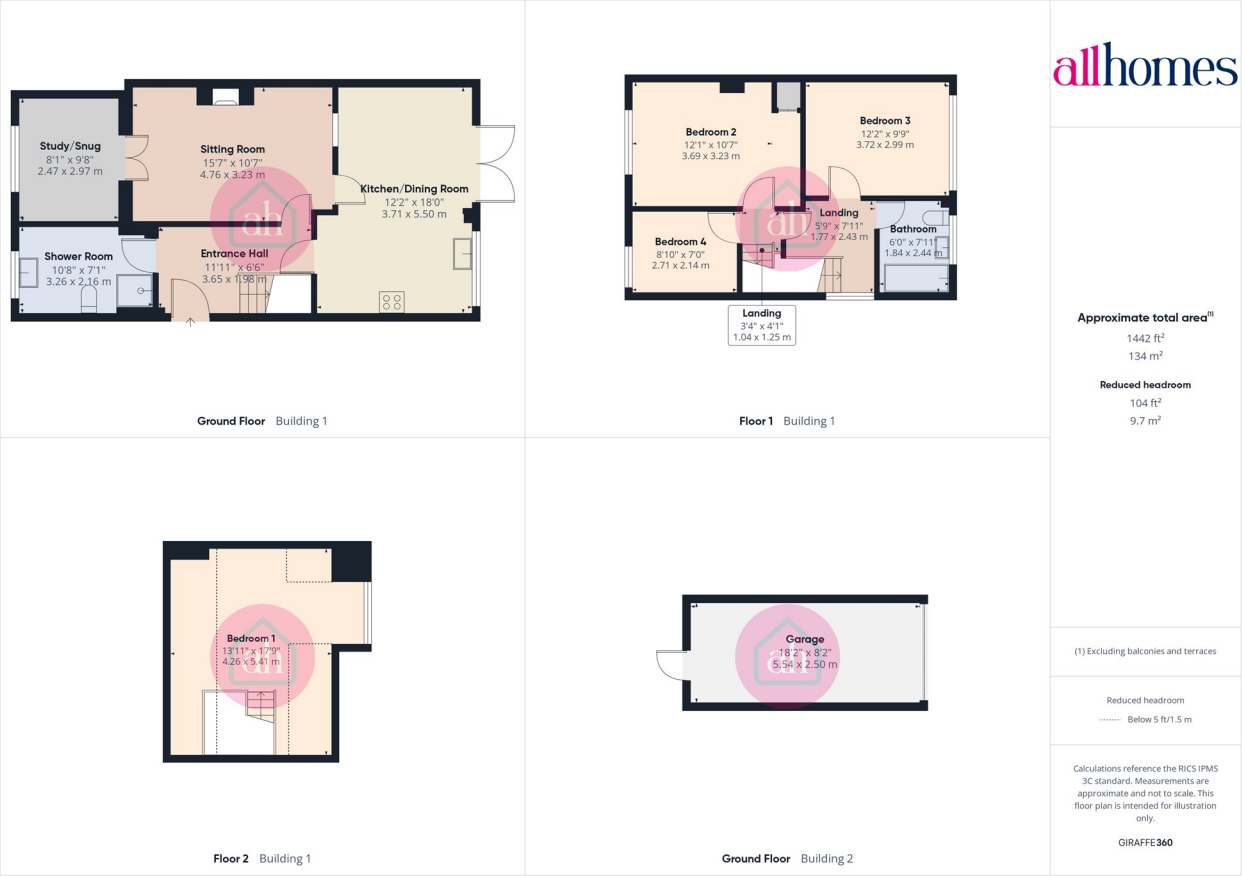

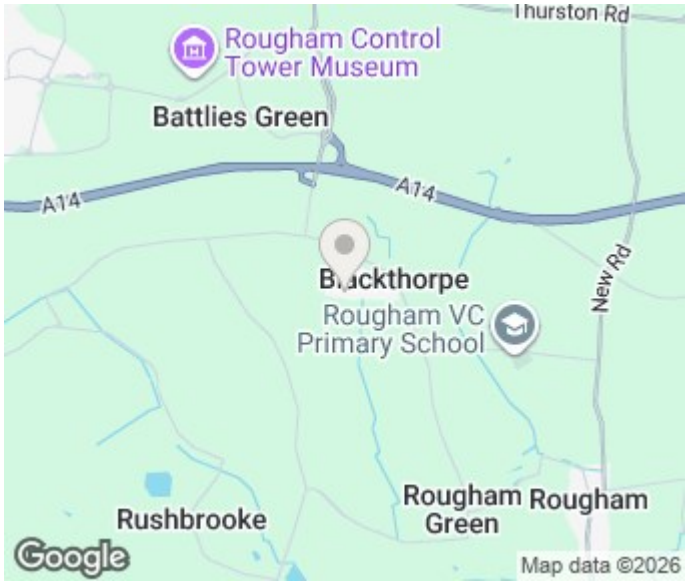

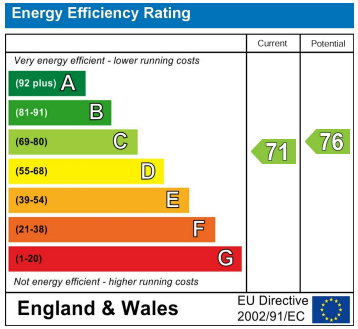

EPC Rating: C Council Tax Band: C

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

All Homes
28 Thurston Granary, Thurston
Bury St Edmunds
Suffolk
IP33 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

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