Mortimer & Gausden

INDEPENDENT ESTATE AGENTS

27 Orchard Close, Rougham,
Bury St. Edmunds, Suffolk, IP30 9NJ

Guide Price
£400,000

This extended modern detached house offers lots of space for all the family

If you have been searching for a home with lots of accommodation, this well-located detached house is bound to be of interest.

The house, which has been substantially extended, occupies a pleasant cul de sac setting, close to the village centre.

Rougham has a primary school, church, public house, post office and a sports/village hall. The village is around 5 miles from Bury St Edmunds.

The A14 dual carriageway can be easily reached and provides a fast route to Ipswich and Cambridge.

- Extended modern detached house
- Occupying a popular village setting
- Hall, cloakroom, kitchen, utility
- Large reception room, conservatory
- Master bedroom with ensuite shower
- 3 Further good sized bedrooms
- Gas fired central heating
- Solar panels, sealed unit glazing
- Single garage, parking, enclosed gardens

In more detail the accommodation comprises:

The entrance porch leads into a spacious hallway with built-in storage. The sitting room is of a very generous size and includes a glazed door into the large conservatory, which is currently being used as a dining room - these 2 rooms combined provide the perfect space for entertaining.

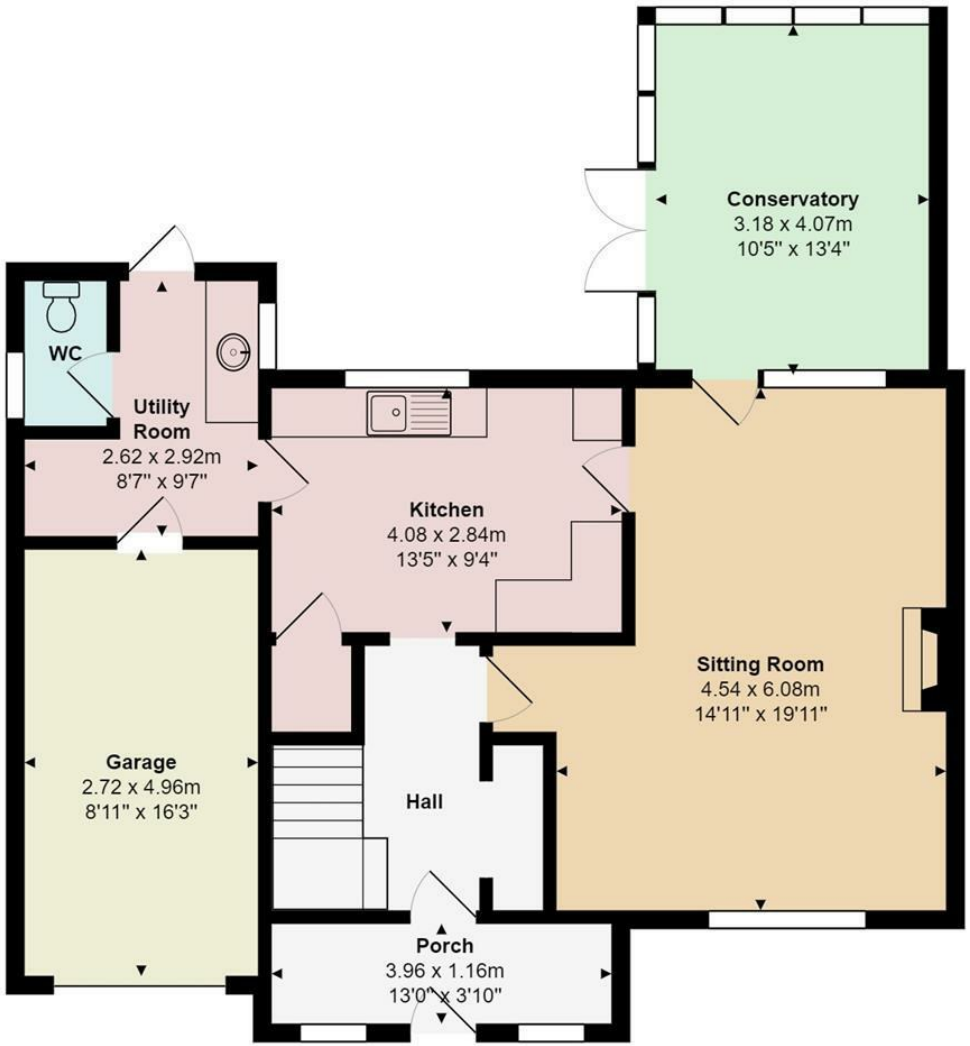
The kitchen is fitted with a range of cupboards and worktop surfaces, there is ample appliance space and an integrated dishwasher. The adjoining utility room provides further appliance space and has doors to the cloakroom, integral garage and the outside.

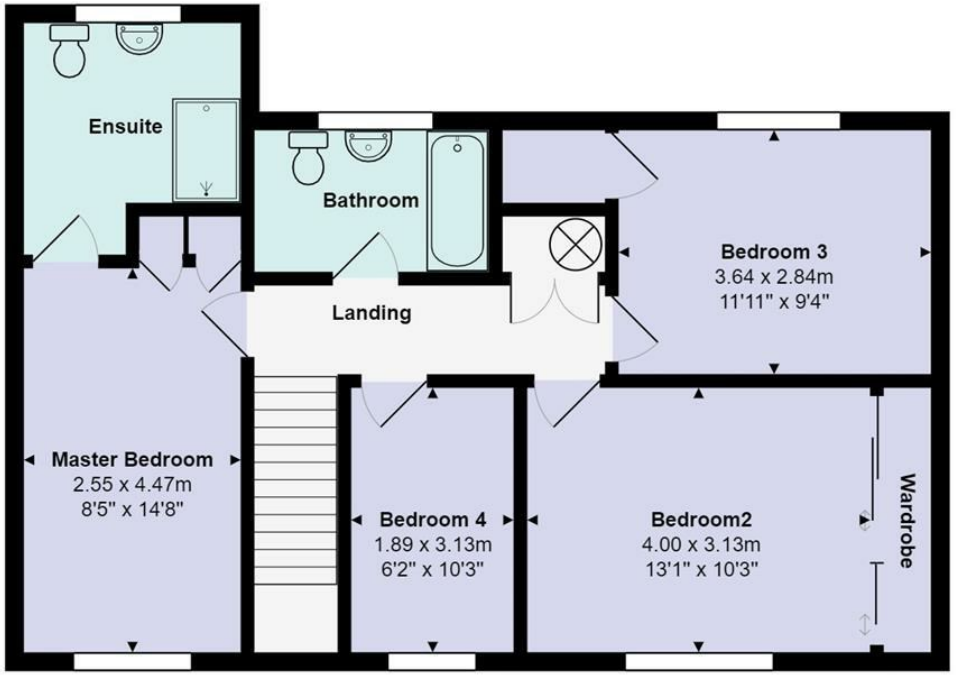
On the first floor: The landing area has an airing cupboard and gives access to all 4 bedrooms and the family bathroom. The master bedroom includes a large en suite shower room. Bedrooms 2 and 3 are comfortable double bedrooms and bedroom 4 is a good sized single.

Outside
The gardens to the front of the property have been mostly hard landscaped for ease of maintenance and provide extensive parking and access to the integral single garage.

A side pathway leads to the enclosed rear gardens which have been attractively landscaped to include a lawn, sheltered patio area and a summer house.

ENERGY PERFORMANCE RATING - D
COUNCIL TAX BAND - D





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