Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

57 Kingshall Street, Rougham, Bury St. Edmunds, Suffolk, IP30 9LE

FEELS LIKE HOME – This individually designed and much improved detached bungalow offers an excellent level of accommodation and features well-proportioned rooms with a flexible layout.

Set in large private gardens with extensive parking, double garage and outbuildings this beautifully presented home is bound to have wide appeal.

- Exceptionally spacious and attractively presented detached bungalow
- Occupying a 'tucked away' position yet close to all amenities
- Hall, sitting room, kitchen, garden room
- 3 Double bedrooms, 2 shower rooms, conservatory/office
- Gas central heating, uPVC sealed unit glazing, solar heating
- Extensive parking, carport, double garage, outbuildings

Guide Price £500,000

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General Information

The property occupies a very pleasant cul de sac setting, close to the village centre yet tucked away from all traffic. Rougham has a primary school, church, public house, post office and sports/village hall, and is very well placed for access to the nearby market town of Bury St Edmunds. The A14 is also within easy reach providing links to Cambridge, Ipswich, Norwich, London and Stansted Airport via the A11/M11.

The property is understood to have been built in the mid 1960s and has since been substantially extended and much improved. The accommodation has a bright, airy feel and has been appointed to a high standard. Heating is provided by gas fired central heating plus the additional benefit of solar panels which make a good energy saving. The bungalow is easily maintained with uPVC sealed unit glazing and facias.

The entrance hall has a useful cloaks hanging area and gives access to all 3 double bedrooms and a shower room. The kitchen also leads off the hallway and includes an extensive range of base units wall mounted units and worktop surface. There are various integrated appliances including oven, hob, dishwasher and water softener.

Leading off the kitchen is a large garden room, currently being used as a dining room and the perfect place to relax and enjoy views of the garden. There is a side lobby/utility area that also leads to an additional shower /cloakroom. The sitting room is another well-proportioned room with a bow window overlooking the front gardens and a gas flame effect feature fireplace. Double doors lead into the side conservatory which is partly currently being used as a home office.

Outside
The property is set back a good distance from the lane with front gardens being laid mainly to lawn. A driveway provides extensive parking and access to the side of the bungalow where there is a large carport.

Double 5 bar gates at one end of the carport give access to a further block paved driveway leading up to the double garage. The rear gardens afford an excellent degree of privacy and are laid again to lawn with raised flower borders and a variety of timber outbuildings including a shed, potting shed and summer house.

Directions
On entering Rougham from Bury St Edmunds on the A14 (junction 45) continue left onto Almhouse Road, turning left into Moat Lane, which leads into Kingshall Street. Follow the road for a short distance when the entrance to the driveway for the bungalow will be seen on the left-hand side marked by our for sale board.

Entrance Hall

Sitting Room 17'7 x 12'0 max (5.36m x 3.66m max)

Conservatory/Office 13'5 x 8'9 (4.09m x 2.67m)

Kitchen 17'7 x 10'8 max (5.36m x 3.25m max)

Lobby/Utility

Shower Room

Garden Room 16'0 x 9'7 (4.88m x 2.92m)

Bedroom 1 11'0 x 10'10 (3.35m x 3.30m)

Bedroom 2 11'0 x 10'8 (3.35m x 3.25m)

Bedroom 3 10'9 x 10'8 (3.28m x 3.25m)

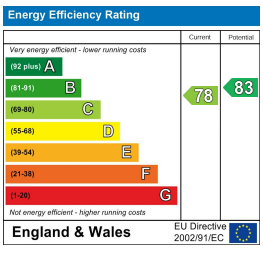
2nd Shower Room

Double Garage 18'7 x 16'2 (5.66m x 4.93m)

Shed 19'0 x 7'6 (5.79m x 2.29m)

Potting Shed 17'10 max x 7'3 (5.44m max x 2.21m)

Summer House 11'7 x 13'0 (3.53m x 3.96m)



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Garden Room
Bedroom 3
Kitchen
Bedroom 2
Hall
Sitting Room
Conservatory/Office
Bedroom 1