



## 5 Mouse Lane, Rougham, Bury St. Edmunds, Suffolk, IP30 9JB

**SPACIOUS DETACHED FAMILY HOME** – If you love the idea of having countryside on your doorstep, but still need to be in easy reach of the town and fast road links, this surprisingly spacious detached home might be ideal.

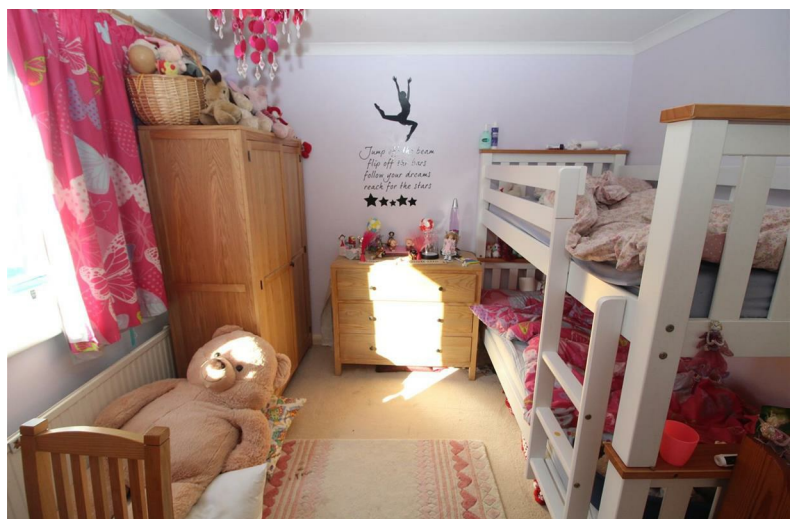
The property has been extended on the ground floor and provides an excellent level of accommodation, making it perfect for a growing family. The house offers lots of potential making an early viewing highly recommended.

- Spacious detached house backing onto farmland
- Hall, spacious sitting room, dining room, kitchen
- Garden/play room, utility, cloakroom, 4 bedrooms
- Gas fired central heating, uPVC sealed unit glazing
- Garage ample parking, enclosed gardens
- Easy reach of Bury St. Edmunds and the A14

### Guide Price £350,000



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## General Information

The property is located on a popular and established residential development. 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.

As previously mentioned, the property offers a generous level of accommodation making it perfect for family living. The house, which has been extended on the ground floor, benefits from gas fired central heating and uPVC sealed unit glazing.

On the ground floor: A spacious entrance hall, with large understair storage cupboard, gives access to the dual aspect sitting room which is very spacious and bathed in natural light. The kitchen and dining room were originally 2 separate rooms but have been opened up to provide 1 large family space. Leading off from the dining room is the garden room/playroom which in turn leads onto the large utility room and cloakroom. The whole of this space could be reconfigured or extended to provide stylish open plan living.

On the first floor: A large landing area gives access to all 4 bedrooms and the family bathroom. There doesn't need to be any argument from the children as to who has the largest bedroom as all rooms are of a regular shape and comfortable size.

### Outside

The gardens to the front of the house are planted with a wide variety of mature shrubs and trees. A driveway providing ample parking leads up to the single garage. To the side of the garage is a covered passageway that links into the utility room.

The rear gardens are of a generous size and are fence enclosed. Laid mainly to lawn the gardens include a gate on the rear boundary which in turn leads directly on to the farmland behind.

### Directions

From Bury St. Edmunds proceed east along the A14 taking the new exit for Rougham and Thurston. At the bottom of the slip road turn left and continue under the A14 towards Rougham. Pass Ravenwood Hall and turn left at the T junction. Turn next right into Mouse Lane, when the house will be seen on the righthand side.

## Entrance Hall

## Cloakroom

Sitting Room 19'2 x 12'0 (5.84m x 3.66m)

Kitchen 9'8 x 8'6 (2.95m x 2.59m)

Dining Room 10'8 x 9'8 (3.25m x 2.95m)

Garden/Play Room 10'5 x 8'9 (3.18m x 2.67m)

Utility 11'9 x 8'7 (3.58m x 2.62m)

Bedroom 1 12'0 max x 10'3 (3.66m max x 3.12m)

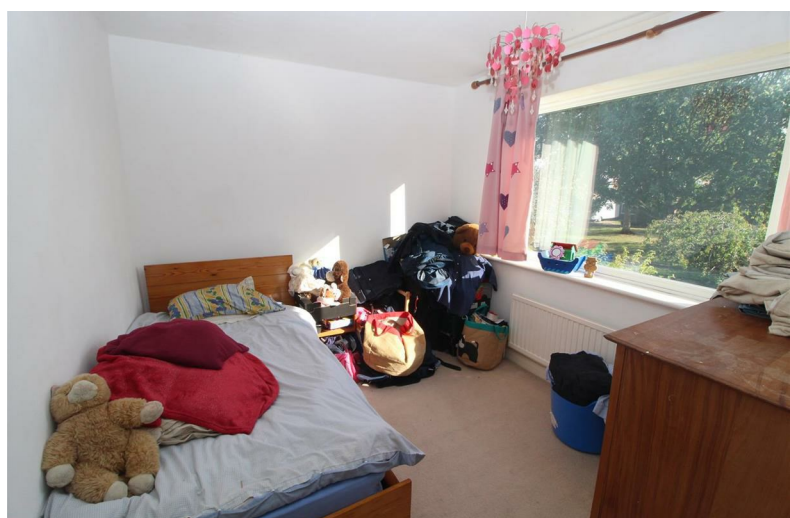
Bedroom 2 10'5 x 9'9 (3.18m x 2.97m)

Bedroom 3 9'9 x 8'5 (2.97m x 2.57m)

Bedroom 4 9'5 x 8'9 (2.87m x 2.67m)

Bathroom 8'7 x 5'2 (2.62m x 1.57m)

## Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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