Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

# Oakley, 79 Kingshall Street, Rougham, Bury St. Edmunds, Suffolk, IP30 9LG

MAKE IT YOUR OWN – This established detached bungalow occupies a lovely setting with large secluded gardens and extensive parking.

The property, which is being sold with the benefit of having NO UPWARD CHAIN, has been well maintained but is perhaps a little dated in places, making it ideal for anyone wanting to put their 'own stamp' on a property whilst increasing its value.

- Spacious CHAIN FREE individual detached bungalow
- Occupying a pleasant non estate village setting
- Porch, hall, sitting room, large kitchen/diner
- 3 Good sized bedrooms, shower room, conservatory
- Gas fired central heating, sealed unit glazing
- Generous gardens, garage, ample parking

## Guide Price £375,000

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Hatter Street, Bury St Edmunds, Suffolk, IP33 1NE
01284 755526

# 79 Kingshall Street, Rougham, Bury St. Edmunds, Suffolk, IP30 9LG

## General Information

The property occupies a very pleasant non estate setting, close to both the village centre and open countryside. 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.

Sometimes you view a property, which seems to have a very welcoming feel from the moment you step inside - and that is certainly the case with this surprisingly spacious detached bungalow. Whilst the property could benefit from some updating, it is perfectly clean, well maintained and because there is NO UPWARD CHAIN you could easily move straight in. Potential then exists for you to enhance the existing accommodation or possibly extend (if required and subject, of course, to permission).

The bungalow offers good sized rooms with lots of natural light, mains gas fired central heating and sealed unit glazing. There are 3 bedrooms, a sitting room and a spacious kitchen/dining room. To the rear is a large conservatory which enjoys superb views over the beautiful gardens.

Outside
The property is set back a good distance from the road behind mature hedging. There is a large driveway and parking area which would be perfect for anyone with a caravan or campervan, this also leads up to the single garage.

A side access leads into the rear gardens which are of a very generous size and include extensive lawns and a wide variety of mature shrubs and trees. There is a small pond and an area of woodland and uncultivated garden for nature.

COUNCIL TAX - BAND D

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 and the property will eventually be seen on the left-hand side marked by our for sale board.

**Entrance Porch**

**Entrance Hall**

**Sitting Room 14'11 x 11'11 (4.55m x 3.63m)**

**Kitchen Area 9'10 x 8'9 (3.00m x 2.67m)**

**Dining Area 11'6 x 11'2 max (3.51m x 3.40m max)**

**Side Porch 13'4 x 4'8 (4.06m x 1.42m)**

**Shower Room 7'7 min x 6'11 (2.31m min x 2.11m)**

**Bedroom 1 10'10 x 9'10 (3.30m x 3.00m)**

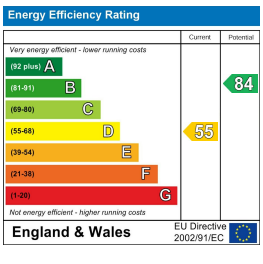
**Bedroom 2 11'6 max x 8'11 (3.51m max x 2.72m)**

**Bedroom 3 10'1 x 8'10 (3.07m x 2.69m)**

**Conservatory 17'0 x 9'3 (5.18m x 2.82m)**

**Garage 17'8 x 10'0 (5.38m x 3.05m)**

**Gardens**




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.

Conservatory
Bedroom 1
Bedroom 2
Shower Room
Bedroom 3
Porch
Hall
Kitchen
B
Side Porch
Sitting Room
Dining Area