



Rose Cottage, 5 Rougham Rd, Bradfield St. George, Suffolk, IP30 0AZ

If you have ever dreamed of owning your own little cottage in the countryside, here is the perfect opportunity.

Whether you want to relax by a wood burner in the Winter, enjoy long walks in the glorious countryside with a four-legged friend or simply sit in the sunshine and enjoy far-reaching views – look no further!

- Delightful period terraced cottage
- Occupying a lovely semi rural setting
- Sitting room, dining room, kitchen, shower room
- 2 bedrooms, electric heating & woodburner
- Parking, gardens with open views to the rear

Guide Price £200,000





General Information

The property occupies a lovely semi-rural setting backing onto farmland. Bradfield St George is a small village with a strong sense of community. It has an active village hall and is close to the larger village of Rougham which has a primary school, shop and public house. The thriving market town of Bury St Edmunds is approximately 6 miles away and offers a comprehensive range of shopping and leisure facilities. For anyone needing to commute, there is a mainline rail link to London Liverpool Street, from Stowmarket which is around 11 miles away.

We loved everything about this cosy cottage and know you will too. The property has a very welcoming feel and would be perfect as a first home, something to downsize to or perhaps a 2nd home for weekends in the country.

On the ground floor: An entrance porch leads into the sitting room which has a wood burner with a built-in cupboard to the side. The dining room includes another built-in cupboard and has a staircase to the first floor. The fitted kitchen includes a built-in oven and a small hob. There is a rear lobby with a door to the gardens and the downstairs shower room.

On the first floor: There are 2 bedrooms, bedroom 1 is a good sized double and bedroom 2 is a single room with exposed timbers and a window offering far reaching views.

Outside

The gardens to the front of the property are of a traditional cottage style, planted with a variety of shrubs and include an area for seating. There is a parking space sited between the gardens and the road. The rear gardens are smaller and have been hard landscaped. There is a useful timber shed and a side pedestrian access. As previously mentioned the gardens back onto farmland.

COUNCIL TAX – BAND B

Directions

From Bury St. Edmunds proceed along the A134 Sudbury Road. Continue into Sicklesmere and on reaching the Rushbrooke Arms Public House take the next left-hand turning signposted Bradfield and Little Whelnetham. On entering Bardfield St George take the left turning into Church Road, take the second left into Rougham Road and the property will eventually be seen on the right, marked by our for sale board.

Entrance Porch

Sitting Room 12'7 x 10'3 (3.84m x 3.12m)

Dining Room 10'1 x 7'6 max (3.07m x 2.29m max)

Kitchen 8'5 x 8'0 (2.57m x 2.44m)

Shower Room

First Floor

Bedroom 1 12'11 x 10'2 (3.94m x 3.10m)

Bedroom 2 10'4 x 8'0 max (3.15m x 2.44m max)

Gardens

Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			92
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



