



**13 Orchard Close,
Rougham, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

13 ORCHARD CLOSE, ROUGHAM, BURY ST. EDMUNDS, SUFFOLK. IP30 9NJ

Rougham is a quaint Suffolk village situated approximately 5 miles from the thriving market town of Bury St Edmunds and 12 miles from Stowmarket which offers a commuter rail link to London. The village has a range of local amenities including a post office and general stores, pub, B&B, a playing field and sports hall. The local airfield operates as a light aircraft runway and open-air event space and a wide range of further amenities can be found in the nearby town of Bury St Edmunds.

This well-presented detached house occupies a lovely position at the end of a quiet cul-de-sac in one of the areas most favoured villages. The property offers versatile accommodation that is further complimented by off-road parking, a garage and a garden abutting fields.

A well-presented detached house with far reaching field views.

ENTRANCE HALL: A spacious inviting area with a staircase off, double cloaks cupboard with storage over. Doors to:-

SITTING/DINING ROOM: A lovely light room, dual aspect with views over the garden and fields beyond. Fireplace with slate hearth.

DINING/LIVING ROOM: Forming a natural addition to the kitchen at the rear of the house with views over the garden and fields beyond. Shelved linen cupboard. Opening to:-

KITCHEN: Enjoying field views and finished with an extensive range of attractive matching modern units with deep pan drawers, thick oak wood worktops and inset single drainer sink unit with mixer tap over. Integrated appliances include dishwasher with plumbing for washing machine and space for full height fridge/freezer. Heated towel rail and stable door to garden. Door to garage.

First floor

LANDING: Linen cupboard, access to loft storage space and doors to:-

BEDROOM 1: A spacious room with an arch to:-

Dressing Area: With 'His and Hers' built-in wardrobes and door to:-

ENSUITE BATHROOM: With lovely field views and finished with a bath, WC and wash hand basin with storage below.

BEDROOM 2: Enjoying far reaching field views. **Large walk-in wardrobe.**

BEDROOM 3: A light room with extensive built-in wardrobes.

BEDROOM 4: With a large built-in wardrobe.

BATHROOM: Enjoying field views with bath including a shower and side screen. WC and wash hand basin.

Outside

A gravel drive provides **OFF-ROAD PARKING** and in turn leads to:-

GARAGE: Currently utilised for storage with light and power connected.

The rear garden is one of the property's most attractive features cleverly designed with large areas of terracing perfect for dining Alfresco opening to an expanse of lawn complimented by established trees, shrubs and at the rear abutting fields which in turn provide far reaching views.

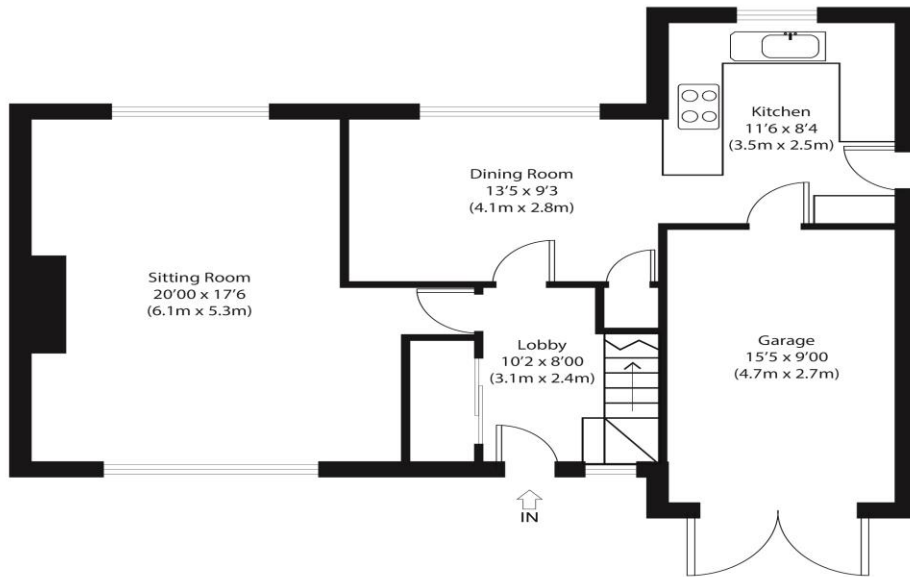
13 ORCHARD CLOSE, ROUGHAM, BURY ST. EDMUNDS, SUFFOLK. IP30 9NJ

SERVICES: Main water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

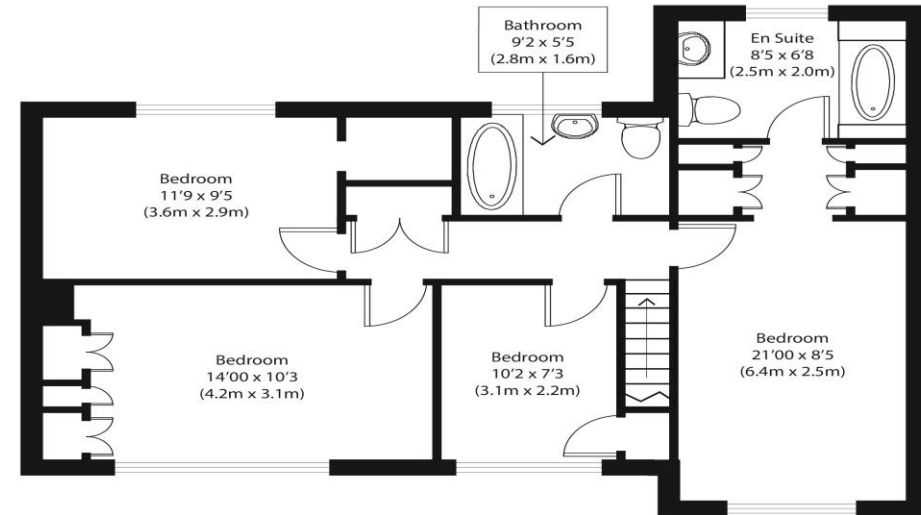
LOCAL AUTHORITY: St. Edmundsbury Borough Council: 01284 763233. Council Tax Band: E - £1857 – 2023.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor



First Floor

Approximate Gross Internal Area
1530 sq ft (142 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



