



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

MARK · EWIN
BURY ST EDMUNDS

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A stunning 5 bedroom family house with field views to the rear, located in the village of Rougham.

The property offers flexible family accommodation. On the ground floor the property boasts an entrance porch, sitting room with a brick built fireplace and stylish wooden flooring, open-plan kitchen/dining room with modern eye and base level units and a kitchen island. From the kitchen, there is a utility room, cloakroom, snug, office and games room.

On the first floor the principal bedroom benefits from a dressing room, en-suite shower room and balcony overlooking the rear garden and field views. The second and third bedrooms also benefit from en-suite shower rooms and there are two further bedrooms and a family bathroom.

Outside, the property offers a front garden laid to lawn with a private driveway providing ample parking. There is an attractive enclosed garden to the rear, mainly laid to lawn with a large decking and patio area.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D

Services: Mains Gas, Electric, Water and Drainage.

Heating offered via Gas Central Heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leave Bury St Edmunds on the A14 towards Ipswich and take the slip road sign posted Great Barton/Ravenwood Hall. At the junction turn left and at the next junction turn left again. Then take the next right into Mouse Lane and then right into a cul de sac where the property can be found.

Location

Rougham village lies just south of the A14 and offers a post office/village shop and a pub/restaurant and nearby Bury St Edmunds offers a full array of recreational, shopping and educational facilities.

Accommodation:

Porch 6' 3" x 5' 7" (1.9m x 1.7m)

Sitting Room 15' 9" x 13' 9" (4.8m x 4.2m)

Snug 9' 2" x 12' 2" (2.8m x 3.7m)

Office 9' 2" x 5' 11" (2.8m x 1.8m)

Kitchen/Dining Room 19' 0" x 17' 5" (5.8m x 5.3m)

Utility Room 9' 2" x 9' 6" (2.8m x 2.9m)

Games Room 14' 1" x 17' 5" (4.3m x 5.3m)

Hallway 22' 0" x 2' 11" (6.7m x 0.9m)

Bedroom One 14' 5" x 11' 2" (4.4m x 3.4m)

Dressing Room 6' 3" x 5' 11" (1.9m x 1.8m)

Ensuite 7' 3" x 5' 11" (2.2m x 1.8m)

Bedroom Two 12' 6" x 15' 9" (3.8m x 4.8m)

Ensuite 5' 11" x 7' 3" (1.8m x 2.2m)

Walk In Cupboard 6' 11" x 4' 3" (2.1m x 1.3m)

Bedroom Three 15' 5" x 11' 2" (4.7m x 3.4m)

Ensuite 3' 3" x 8' 6" (1.0m x 2.6m)

Bedroom Four 9' 6" x 11' 2" (2.9m x 3.4m)

Bedroom Five 9' 6" x 8' 6" (2.9m x 2.6m)

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Offers Over £550,000
Freehold



