



AN ATTRACTIVE MODERN HOUSE SITUATED WITHIN THIS WELL-REGARDED VILLAGE

2 Kings Close, Rougham, Bury St Edmunds, IP30 9GX

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ESTABLISHED 1966

2 Kings Close Rougham Bury St Edmunds IP30 9GX

- Bury St Edmunds 7 miles
- Stowmarket Mainline Station 12 miles
- Cambridge 34 miles

RECEPTION HALL | CLOAKROOM | SITTING ROOM | STUDY | KITCHEN/BREAKFAST ROOM | UTILITY | 4 BEDROOMS | 2 BATHROOMS | GARAGE WITH ELECTRIC CAR CHARGING POINT

Situated within this well-regarded village, close to the Post Office, lovely rural walks and Bury St Edmunds, 2 Kings Close is an attractive modern house, built approximately 14 years ago, of traditional brick-and-block construction, underneath a pantile roofline. The bathroom, en suite and cloakroom have recently (October 2022) been renovated.

The stylish design of the house cleverly incorporates some pleasant open spaces, with large levels of natural light and built to high-quality modern standards, with uPVC windows and mains gas-fired heating.

The accommodation is arranged over two floors, extending to approximately 1,450ft², comprising large reception hall, with Karndeen floors and cloakroom with tiled floors, ground-floor study, with window to the front-aspect and a sitting room with inset lighting, enjoying feature glazed windows and doors, with views to the garden, as well as a stone fireplace with log burner.

The kitchen enjoys a double-aspect and is fitted with extensive range of oak-fronted base and eye-level units, with integrated fridge, freezer and dishwasher, as well as a Neff double oven with extractor over, tiled floors and utility room, with matching base and eye-level units and stainless-steel sink unit with drainer.

On the first floor is a large landing area, with access via a fitted loft ladder to the boarded loft space, with window to the west, towards fields and a master bedroom, with window to the rear, fitted wardrobes and en suite shower room, with three further good-sized bedrooms, served by the family bathroom, which is fitted with bath with shower over, tiled walls, vanity wash basin and airing cupboard.

AN ATTRACTIVE MODERN HOUSE SITUATED WITHIN THIS WELL-REGARDED VILLAGE, CLOSE TO BURY ST EDMUNDS

Guide: £460,000 FREEHOLD



Outside

Kings Close is approached off Kingshall Street to a communal driveway, with allocated parking in front of a garage with power and light connected.

To the front is a small lawned garden, with timber bridge giving access to the street, whilst the rear gardens enjoy a good deal of privacy and seclusion, largely lawned with slate edging, terrace, as well as mature hedging and closed-panel fencing.

Services

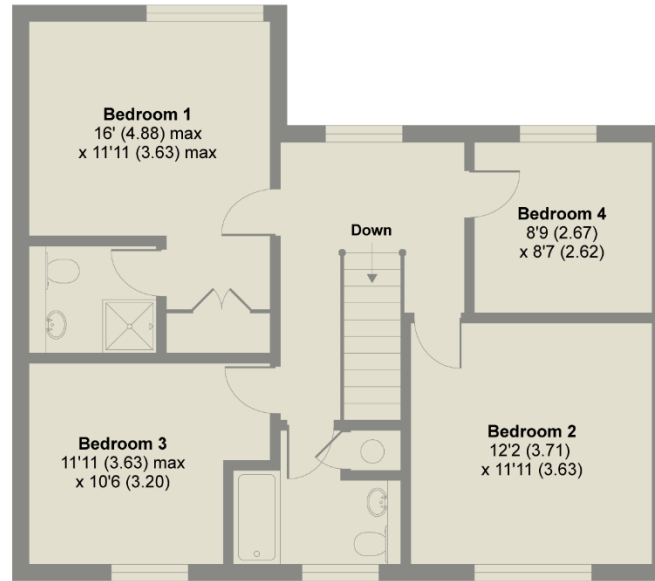
Mains water, drainage and electricity. Gas-fired heating system. Council Tax Band E – West Suffolk Ohme Electric Car Charging Point

Location

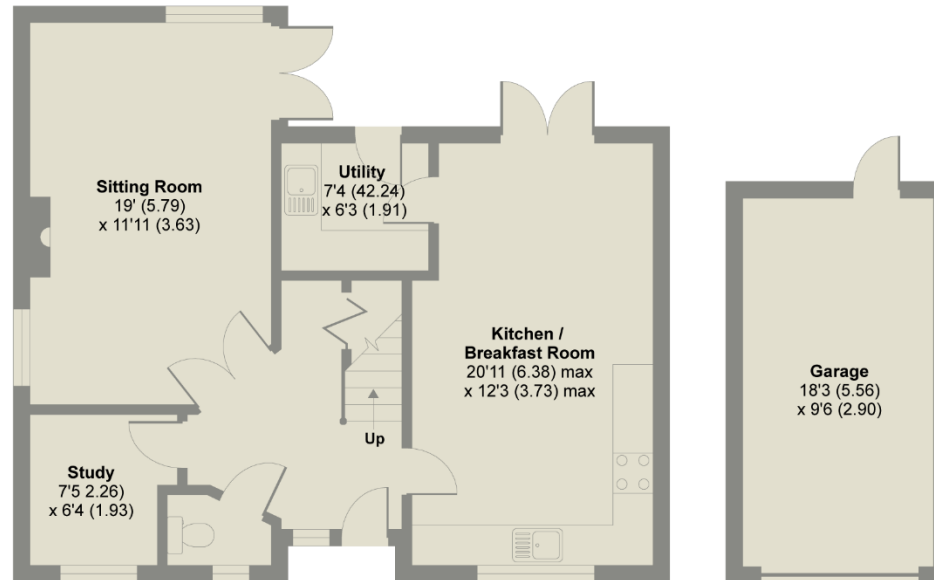
Rougham is a somewhat scattered and largely rural village, enjoying many country footpaths through acres of farmland. The village also has many good local amenities, with a shop/Post Office, a primary school neighbouring the church, as well as a public house. To the far north side, are Ravenwood Hall Country Hotel and Blackthorpe Barn.

The village is very convenient for the A14 dual carriageway, about 3 miles east of Bury St. Edmunds. The larger regional centres of Ipswich and Cambridge can both be reached within about half an hour and London via the A14/All/M11 takes approximately one-and-a-half hours. The British Rail Station at Stowmarket can easily be reached within about 15 minutes and there are regular services to Liverpool Street (approximately 80 minutes).





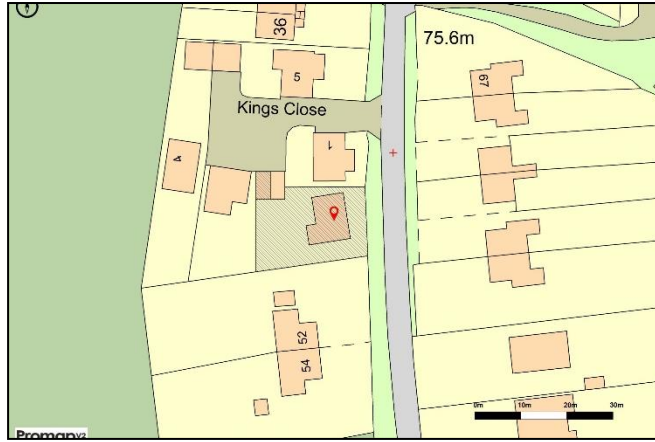
FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	76	
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

APPROX. GROSS INTERNAL FLOOR AREA 1436 SQ FT 133.4 SQ METRES
(EXCLUDES GARAGE)





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