



**A HIGH-QUALITY NEWLY BUILT HOME TUCKED AWAY WITHIN THIS WELL-REGARDED VILLAGE**

2 Jacks Yard, Rougham Green, Bury St Edmunds, Suffolk IP30 9JP

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**Bedfords**

ESTABLISHED 1966

## 2 Jacks Yard Rougham Green Bury St Edmunds Suffolk IP30 9JP

- *Roots Café and Blackthorpe Barn 2 miles*
- *Bury St Edmunds 4.5 miles*
- *Lavenham 10 miles*

**GUIDE: £575,000** (Freehold)

RECEPTION HALL • CLOAKROOM • SITTING ROOM • STUDY  
KITCHEN/BREAKFAST ROOM • UTILITY • 4 BEDROOMS •  
2 BATHROOMS • GARAGE •

Tucked away on the fringes of Rougham, classed as Rougham Green, Jacks Yard is a small development of just two beautifully crafted modern homes, built by well-known developers, S J Hitchcock, under the design of architect and brother, Andrew Hitchcock.

2 Jacks Yard cleverly blends traditional craftsmanship with contemporary nuances, creating a welcoming and well-designed property, equipped with high-quality materials and features, along with a meticulous level of detail throughout.

Extending to almost 2,000ft<sup>2</sup>, the property comprises a full-height reception hall with oak staircase and tiled flooring and cloakroom with painted tongue-and-groove style panelling, and cupboard housing the mechanics of the heating and water system with water softener. There is a double aspect sitting room with glazed doors to the terrace and fireplace with bressummer, housing a 5Kw wood-burning stove and separate study and utility room, with matching shaker units with broom cupboard, quartz worktop, sink unity and plumbing for both washing machine and tumble dryer

The bespoke kitchen is fitted with a range of painted shaker-style base and eye level units with quartz worktop, feature oak timbers and shelving, integrated Rangemaster dishwasher and 1.5-stainless steel sink unit, matching island and space for both range-style cooker and freestanding fridge/freezer.



On the first floor is a large landing area, with the principal bedroom having a fully tiled en suite shower room, with walk in shower cubicle, towel rail, heated mirrored cabinet, low level WC and vanity wash basin, with the three further bedrooms served by the family bathroom, which is well-equipped with fully tiled floors and walls, separate shower cubicle and bath, vanity wash basin, WC and heated mirrored cabinet.

### Outside

The property is approached from the shared lane onto a block-paved driveway, with parking for numerous vehicles, leading to a detached garage with electric roller door. The garden is largely laid to lawn, enclosed by close-panelled fencing with sandstone terrace and path around the property.

### Services

Mains water, electricity (Cat 6) and drainage connected. Air-source underfloor heating to both floors.

*Broadband TBC • West Suffolk Council Band TBC • EPC TBC*

### 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 2 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/A11/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).

**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.





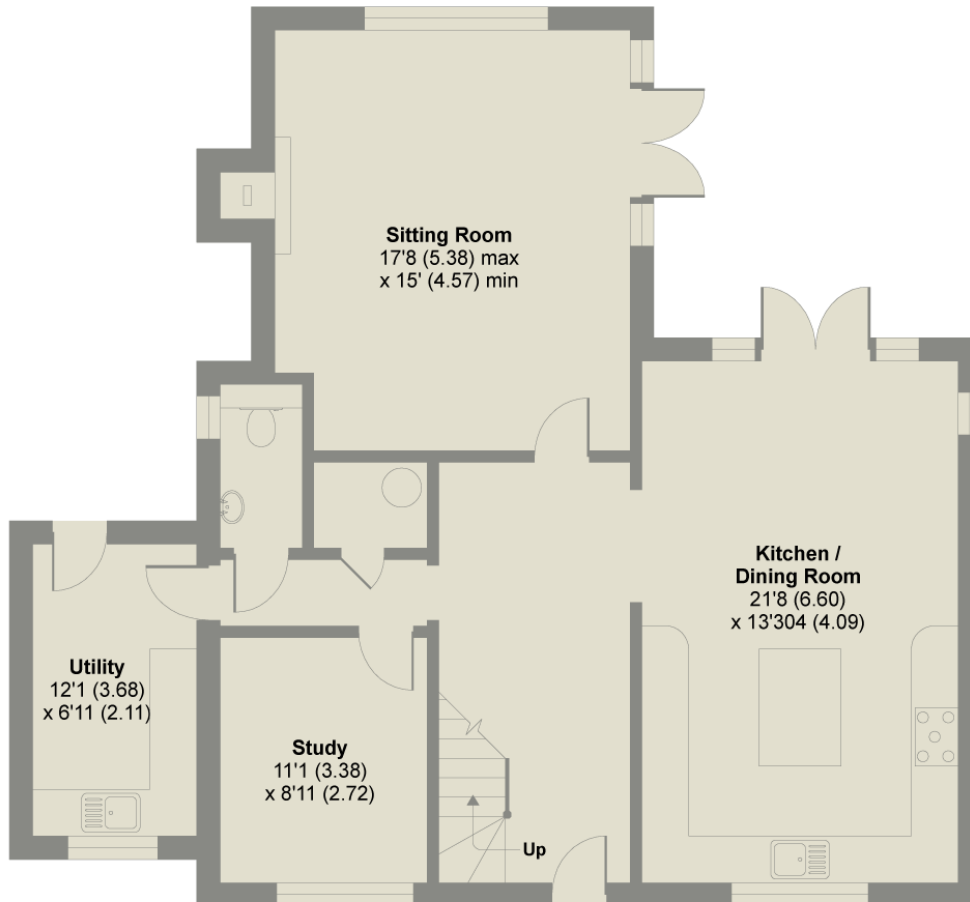
Approximate Area = 1856 sq ft / 172.4 sq m (excludes void)

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Total = 1934 sq ft / 179.6 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

