



## MOUSE LANE, ROUGHAM, IP30 9JB

£300,000  
FREEHOLD

Situated in a peaceful village location in a popular village on the East side of Bury St Edmunds, this well-appointed three-bedroom home offers spacious living accommodation throughout. The property features a generous sitting/dining room, a well-equipped kitchen with a bright conservatory overlooking the south facing rear garden. Upstairs, you will find three well-proportioned bedrooms and a modern family bathroom. Additionally, the home benefits from a driveway offering off road a parking, garage and sizeable rear garden enjoying field views. Viewing is highly recommended to appreciate the space and location of the property.

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# MOUSE LANE

- Semi-Detached Three Bedroom Home
- Located In A Popular Village The East Side Of Bury St Edmunds
- Spacious Sitting/Dining Room
- Gas Fired Central Heating
- Three Good Sized Bedrooms
- Garage & Driveway Parking
- Enclosed Rear Garden With Field Views
- Conservatory With Garden Views
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Welcoming entrance hall with built in cupboards. Stairs to the first floor and radiator.

## Sitting/Dining Room

Well proportioned room with a feature flame electric fireplace. Opening to a dining area ideal for entertaining. Window to front and French doors directly to the rear garden. Radiator.

## Kitchen

A range of wall and base cupboard and drawer units with works tops over. Inset sink and drainer. Built in electric oven with gas hob and extractor hood over. Space for kitchen appliances. A storage cupboard and hatch through to the dining area. Window and doors to conservatory. Radiator.

## Conservatory

Windows to rear and French doors opening to the garden.

## Landing

Window to side and loft access.

## Bedroom 1

Double room with built in wardrobe. Window to front and radiator.

## Bedroom 2

Double room with window to rear. Radiator.

## Bedroom 3

Window to front and radiator.

## Bathroom

WC and pedestal wash basin. P-shaped bath, fully tiled with a rainfall shower head, handheld shower attachment and curved shower screen. Window to rear and heated towel rail.

## Outside

## Front Garden

The front garden is laid mainly to lawn surrounded by a hedge for privacy. The driveway lead directly to the garage, front door and door to the rear garden and garage.

## Rear Garden

Fully enclosed south facing garden laid mainly to lawn with a raised large patio seating area overlooking field views.

## Garage

Up and over door and a pedestrian door to the rear garden and side access.

## Disclaimer

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Approximate total area<sup>m</sup>  
 1219 ft<sup>2</sup>  
 113.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: D Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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