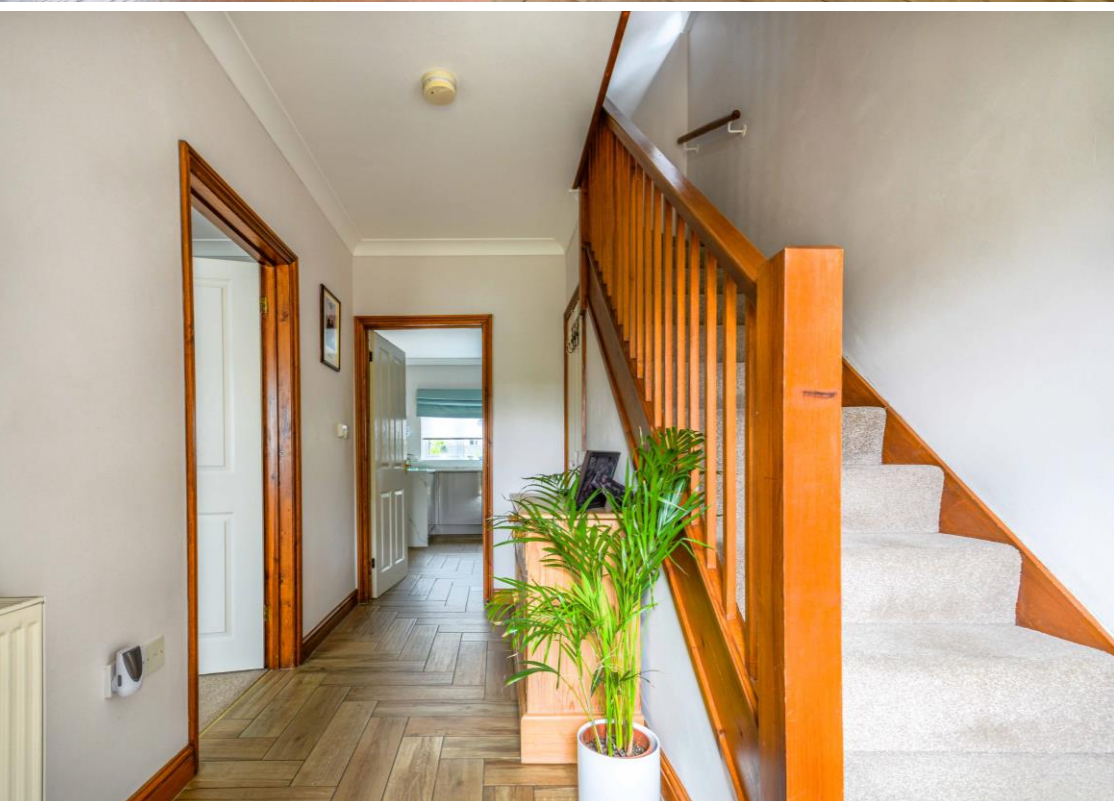




Reeve Mede
20 Rockall, Ousden

**DAVID
BURR**



Reeve Mede, 20 Rockall, Ousden, Suffolk CB8 8TP

Ousden is a pretty village and civil parish which is situated approximately 7 miles from the historic racing town of Newmarket, 9 miles from Bury St Edmunds and 20 miles from the university city of Cambridge. There is easy access to A14, A11 and M11 and via these to national road network. Local branch lines connect into Cambridge & Ipswich. Cambridge, Audley End & Whittlesford offer direct rail lines into London, with the fastest trains taking under one hour. The village boasts unparalleled countryside views with extensive walks, has a local pub, church, village hall and recreational fields with active cricket ground. Much of the surrounding farmland makes up the old Ousden Estate.

A spacious and impressively presented link-detached three bedroom house set within the vastly popular Suffolk village of Ousden. The property offers stylish accommodation throughout including an entrance hall, sitting room, large kitchen/dining room, utility room, cloakroom, family bathroom and three bedrooms with the master of which enjoying an ensuite. Externally boasting a gravel driveway leading to the single garage with established front and rear gardens.

A three-bedroom link-detached house in Ousden measuring approximately 1,100 sq.ft of accommodation.

ENTRANCE HALL Tiled floor, stairs rising to the first floor, window to side aspect and understairs storage.

SITTING ROOM Window to front aspect and internal French doors leading to the:

KITCHEN / DINING ROOM An impressive and stylish room with fitted units and drawers with stone worktops over and an inset double sink and drainer. Integrated appliances include one oven and one oven/microwave, hob, dishwasher and fridge-freezer. Tiled floor, ample dining space, window to rear aspect and French doors leading out to the rear garden.

UTILITY ROOM Fitted storage with worktops over, space and plumbing for appliances, window to rear aspect and a door leading to the rear garden.

CLOAKROOM Extensively tiled with a vanity sink unit and WC.

First Floor

LANDING Window to side aspect, loft access and an airing cupboard.

MASTER BEDROOM Window to rear aspect and an **ENSUITE** which is extensively tiled with a double sized shower cubicle, vanity sink unit, WC and heated towel rail.

BEDROOM 2 Fitted wardrobe and window to front aspect.

BEDROOM 3 Window to rear aspect.

BATHROOM Extensively tiled with a bath and shower over, WC, vanity sink unit, heated towel rail and window to front aspect.

Outside

The front aspect of the property offers ample driveway parking and access to the **SINGLE GARAGE** that has electricity. There is a small lawn beside the driveway with a paved pathway leading to the front door and a wonderful selection of established shrubs and hedging. The rear garden is predominately lawned with a paved terrace, a summer house with an additional sheltered terrace and a selection of mature shrubs, plants and trees throughout.

SERVICES Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND D.

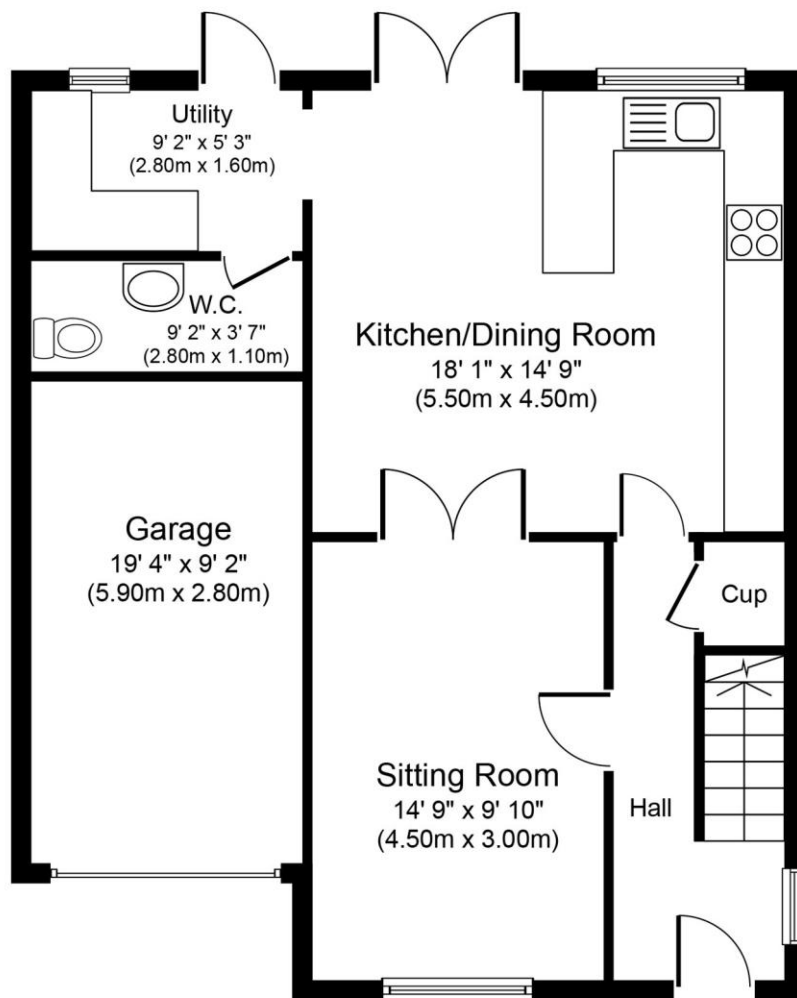
TENURE Freehold.

EPC D.

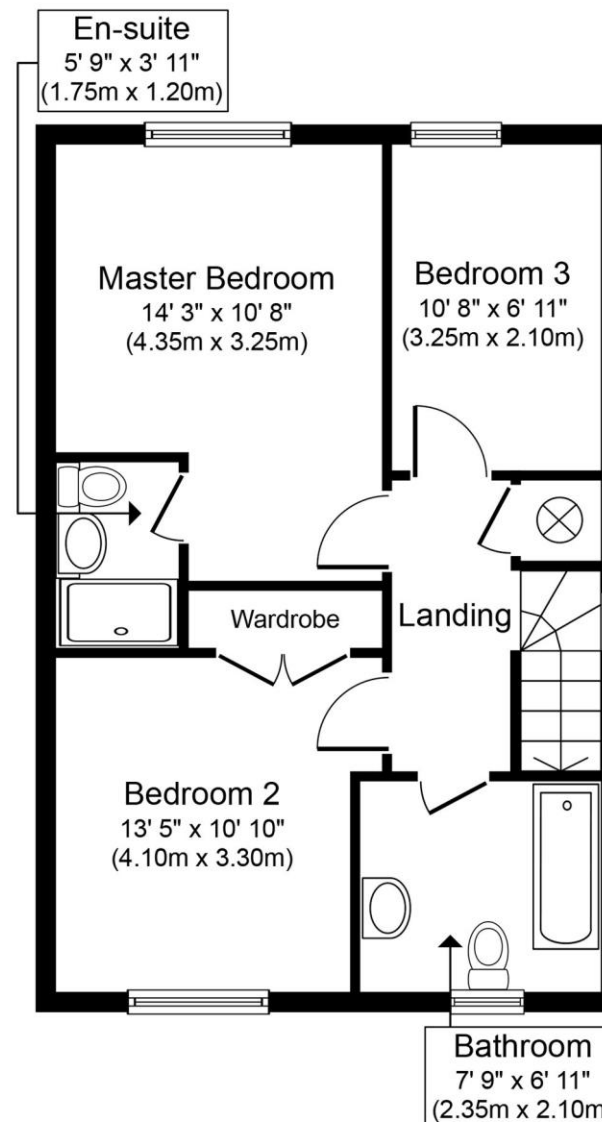
WHAT3WORDS pinging.flop.presenter

VIEWING by prior appointment only through David Burr estate agents.





Ground Floor
Approximate Floor Area
775 sq. ft.
(72.0 sq. m.)



First Floor
Approximate Floor Area
495 sq. ft.
(46.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

