



Rockall, Ousden CB8 8TP

Offers Over £250,000

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A modern semi-detached chalet bungalow located at the end of a no-through road and set within this picturesque and highly regarded village.

Extended and improved by the current owners, this property offers accommodation to include living room, kitchen, conservatory, hallway/utility area, three bedrooms and family bathroom. Benefiting from double glazing.

Externally the property offers a fully enclosed mature garden.

No chain.

Entrance Hall

With doors leading to inner hallway, kitchen, living room, two bedrooms and bathroom. Built-in storage cupboard. Airing cupboard. Stairs leading to Bedroom 1.

Kitchen 11'9" x 11'7" (3.59m x 3.55m)

Contemporary kitchen with a range of matching eye and base level cupboards with worktop over. Composite sink and drainer with mixer tap over. Integrated eye level oven. Inset electric hob with stainless steel extractor above. Space and plumbing for dishwasher. Space for fridge/freezer. Tiled splashbacks and flooring. Window to the rear aspect. Glazed door to entrance hall.

Living Room 14'11" x 10'10" (4.56m x 3.32m)

Spacious living room with wood parquet flooring. Feature fireplace with tiled surround and hearth. Window to the front aspect. Radiator. Door to entrance hall.

Conservatory 12'8" x 12'7" (3.88m x 3.85m)

Spacious conservatory with tiled flooring. French doors to rear garden. Glazed doors to rear hallway.

Rear Hallway

With tiled flooring. Window to the side aspect. Space and plumbing for washing machine and tumble dryer. Glazed doors to conservatory and kitchen. Stable door to rear garden.

Bedroom 2 12'3" x 9'1" (3.75m x 2.78m)

Double bedroom with window to the rear aspect. Built-in storage cupboard. Radiator. Door to entrance hall.

Bedroom 3 10'10" x 8'5" (3.32m x 2.59m)

Well proportioned room with window to the side aspect. Radiator. Door to entrance hall.

Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and bespoke built-in storage cabinet under with counter worktop, walk-in shower and petite bath with mixer tap over. Attractively tiled flooring. Door to entrance hall.

Bedroom 1 17'10" x 12'9" (5.44m x 3.91m)

Double bedroom with window to the rear aspect. Radiator. Stairs to ground floor.

Outside - Front

Lawned areas with hardstanding pathway leading to front door. Established hedge boundary. Access gate to the rear garden.

Outside - Rear

Patio area with gravel surround leading to French doors to conservatory and door to hallway. Lawned area with established hedge boundary. Further gravelled area with greenhouse. Oil tank. Access gate to the front.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)
Property Type - Semi-Detached Chalet Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan

Square Meters - 81 SQM

Parking – On Street

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Superfast available, 70Mbps

download, 18Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

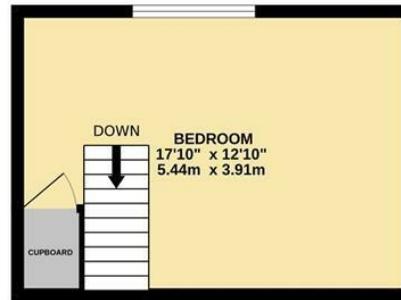
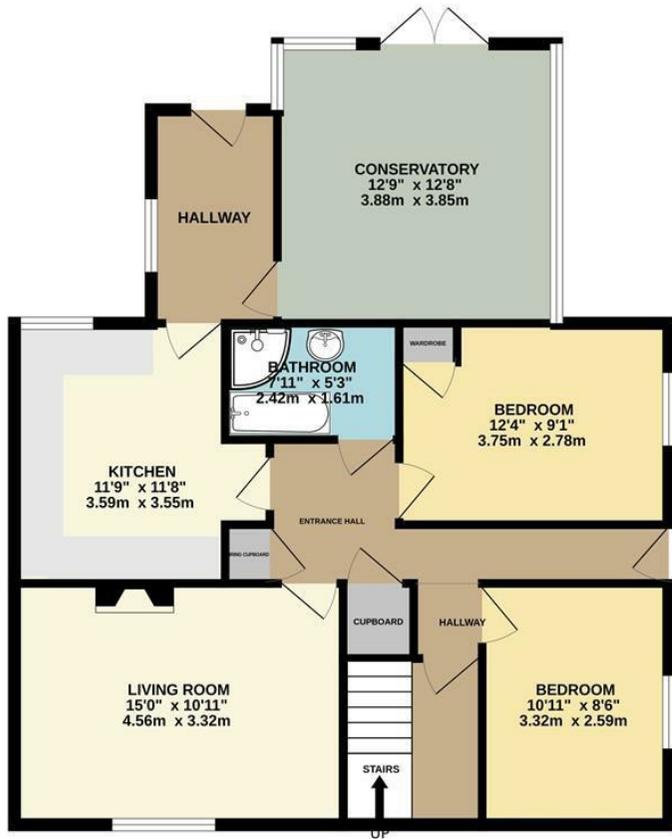
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 15 miles from Bury St Edmunds, and roughly 40 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.

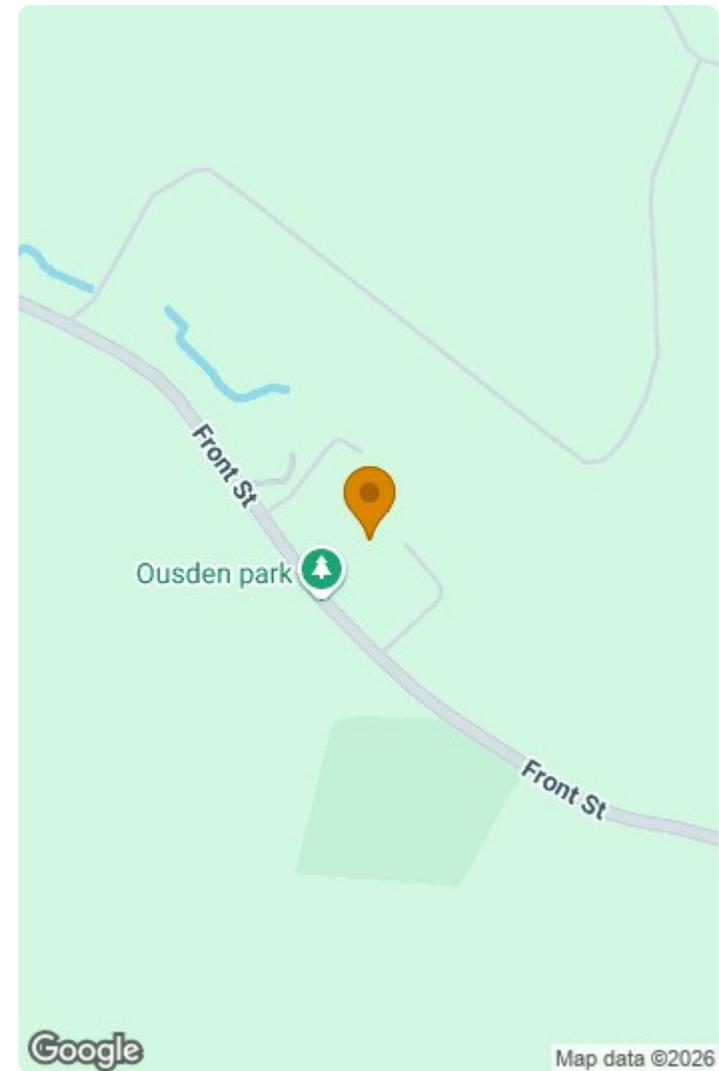
1ST FLOOR
229 sq.ft. (21.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (91-100)			A (82-90)		
B (81-90)			B (71-81)		
C (69-80)			C (59-70)		
D (55-68)			D (48-58)		
E (39-54)			E (37-47)		
F (29-38)			F (25-36)		
G (1-28)			G (1-24)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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