THE
Mortimer
& Gausden
PARTNERSHIP

26 Saxon Rise,
Bury St. Edmunds, IP33 3LF

Guide Price
£415,000

Spacious detached chalet style home occupying a highly regarded setting

Occupying a sought-after and established setting, this surprisingly spacious detached chalet style home has much to offer. Located just over a mile from the town centre and within easy reach of a useful parade of shops, the property is being sold with the benefit of having NO UPWARD CHAIN.

Set in mature gardens with a single garage and parking, the property has been extended to the rear with the addition of a conservatory, which enjoys views over the gardens. The accommodation is particularly flexible and includes a large ground floor bedroom, with two further double bedrooms on the first floor.

Whilst the property has been well maintained and benefits from a refitted kitchen, gas fired central heating and uPVC sealed unit glazing, potential buyers will probably now wish to update both the shower room and the first floor bathroom.

- Spacious detached chalet style home
- Established and pleasant cul-de-sac setting
- Gas fired central heating and uPVC glazing
- Hall and refitted kitchen/breakfast room
- Large sitting/dining room and conservatory
- Ground floor double bedroom and shower room
- Two first floor double bedrooms and bathroom
- Single garage, parking and private gardens
- NO UPWARD CHAIN

In more detail, the property comprises:

Ground Floor
A spacious entrance hall includes a useful storage cupboard and provides access to the main ground floor rooms. The kitchen has been refitted and offers ample space for a table, along with a good range of fitted units. There is a gas fired boiler and a glazed door to the outside.

The sitting room/dining room is a particularly generous space, offering ample room for both dining and reception furniture. Patio doors lead into the conservatory, which provides an excellent additional living area and enjoys pleasant views over the rear gardens.

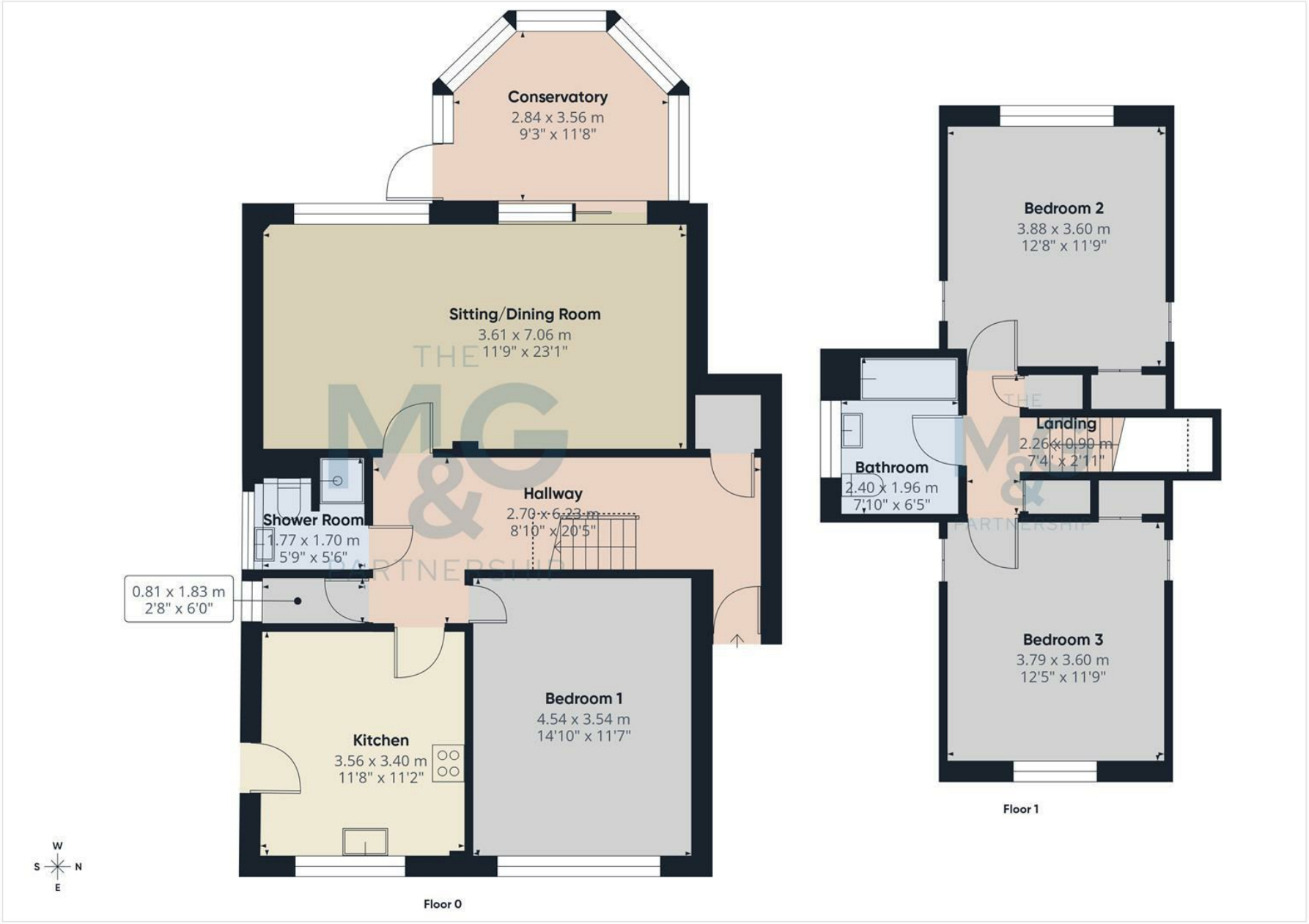
Also on the ground floor, is a large double bedroom and a separate shower room, making the accommodation particularly flexible and well-suited to a variety of living arrangements.

First Floor
The first floor landing leads to two further double bedrooms, both of which benefit from useful eaves storage. A family bathroom serves this floor and is ready for updating.

Outside
To the front of the property is an open plan lawned garden. A driveway provides parking and leads to the single garage.

A side access leads to the enclosed rear gardens which afford a good degree of privacy and seclusion. The gardens are laid extensively to lawn and include a patio area.

COUNCIL TAX - BAND - D
ENERGY PERFORMANCE RATING - C
COUNCIL - West Suffolk
SERVICES - All main services are connected
Ofcom - Broadband ultrafast available / Mobile coverage - All likely
What 3 Words ///hazy.submitted.baseline



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