

THE
**Mortimer
& Gausden**
PARTNERSHIP

1 Capel Close, Troston,
Bury St. Edmunds, IP31 1EP

Offers In Excess Of
£375,000

A substantially extended detached chalet-style property set in private gardens with ample parking

Occupying a pleasant non-estate village setting, this much-improved detached chalet has been substantially extended to the rear. The property now provides very flexible accommodation, ideal for families, those working from home, or buyers looking for a home that can adapt to changing needs over time.

A particularly attractive feature is the way the main reception rooms connect together, creating a superb flow of space for day-to-day living and entertaining, with the sitting room, dining room and kitchen all linking well and the dining room opening directly to the garden.

In very good condition throughout, with oil-fired central heating, UPVC glazing, solar panels, private gardens, ample parking and a garage, this is a property that really needs to be viewed internally to be fully appreciated.

- Extended & much improved detached chalet
- Occupying a lovely non-estate village setting
- Hall, shower room, fitted kitchen, utility area
- Spacious sitting room with wood burner
- Separate dining room, bedroom 4/home office
- 3 Good sized first floor bedrooms, cloakroom
- Private gardens, garage and ample parking
- Oil heating, uPVC glazing, solar panels



The property, which is set back from the road in a slightly elevated position, benefits from oil-fired central heating, UPVC sealed unit glazing and entirely owned solar panels, and in more detail comprises:

On the ground floor:

The entrance hall leads into a large sitting room, a lovely space for relaxing which features a wood burner. Doors open through into the separate dining room, making these rooms work especially well together when entertaining. The dining room has French doors opening onto the rear garden and also leads through into the kitchen, creating a very sociable layout.

Also on the ground floor is a useful utility area with lots of storage and a shower room with underfloor heating. Finally, there is a large double bedroom which is currently being used as a spacious home office but could work equally well as a playroom or further reception room depending on a buyer's needs.

On the first floor:

A landing area gives access to 3 bedrooms and a refitted cloakroom. Bedroom 1 is a very generous-sized double bedroom, with enough space to form an en suite if required. Bedroom 2 is also a very comfortable double room. Bedroom 3 is a single bedroom but would also make an ideal study.

Outside

To the front of the property, a newly installed resin driveway provides ample parking and access to the single garage. The house is set back from the road, giving it an attractive approach.

The enclosed rear gardens enjoy an excellent degree of privacy and include a patio area, perfect for alfresco dining and relaxing. The gardens also include 2 sheds, a greenhouse and an ornamental pond. To the far side of the property is a hidden, sheltered courtyard with double gates, making it suitable for further parking if required.

EPC Rating - C

Council Tax - D (West Suffolk)

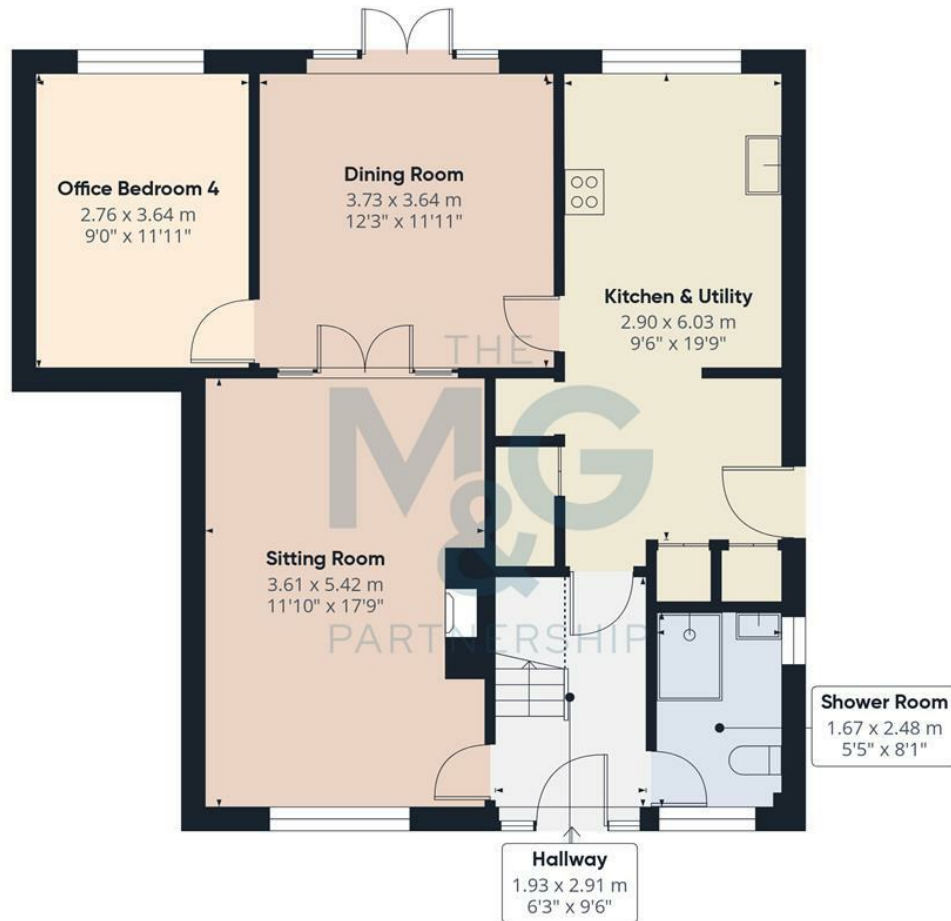
Services - Main water, electricity and drainage, oil heating & solar panels

What3Words: ///passes.stems.elated

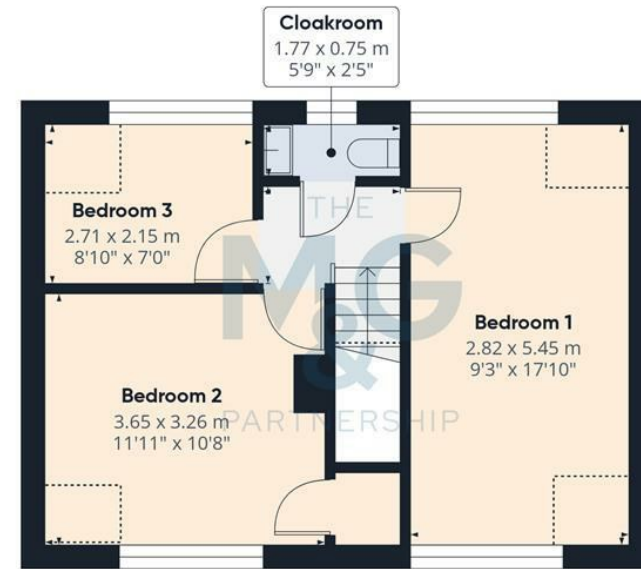
Broadband: Superfast broadband available (source: Ofcom)

Mobile Coverage: Service available from all providers (source: Ofcom)





Floor 0



Floor 1

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