



Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS

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

Guide Price  
£400,000

## *Well-positioned detached chalet with private gardens and riverside views*

Enjoying a peaceful end-of-cul-de-sac setting, this spacious detached chalet-style property was built in 1973 and has remained in the same ownership ever since - a true reflection of what a delightful place it is to live.

The property offers bright and flexible accommodation, including a ground-floor double bedroom, making it ideal for a range of buyers seeking a comfortable home in a well-connected position.

Whilst the house has been well maintained, it now offers an excellent opportunity for modernisation and redecoration, allowing the next owners to make it their own. Conveniently placed just over a mile from the town centre and close to a local parade of shops, this charming home combines space, privacy and potential.

- Spacious detached chalet-style property
- Occupying a lovely cul-de-sac setting
- Hall, spacious sitting/dining room, kitchen
- Ground-floor double bedroom & shower room
- Two first-floor double bedrooms & bathroom
- Single garage, ample parking, enclosed gardens
- Gas central heating, uPVC windows and fascias
- Requiring some updating. No upward chain



The property benefits from gas-fired central heating and uPVC double glazing and, in more detail, comprises:

#### Ground Floor

The entrance hall gives access to the main accommodation. The large dual-aspect sitting/dining room enjoys plenty of natural light, with patio doors opening onto the garden. This generous room provides ample space for both dining and relaxing areas, creating a comfortable setting for everyday living and entertaining.

The kitchen offers a range of cupboards, worktop surfaces and appliance space. There is a useful pantry cupboard, space for a breakfast table and a door leading to the outside. There is a wall-mounted gas boiler, which we understand was installed just over a year ago.

Also on the ground floor is a spacious dual-aspect bedroom, offering flexibility as a main or guest room, and across the hallway is a convenient shower room.

#### First Floor

The first floor includes a bathroom and 2 further double bedrooms, each with built-in wardrobes and eaves storage.

#### Outside

A driveway provides ample parking for several vehicles and leads to the single garage. A side access leads to the fence-enclosed rear garden, which is laid mainly to lawn with a patio area and planted borders. The gardens enjoy a lovely degree of privacy and overlook the River Linnet, offering open and peaceful views - a perfect spot to relax and enjoy the surroundings.

COUNCIL TAX - BAND - D

ENERGY PERFORMANCE RATING - TBC

COUNCIL - West Suffolk

SERVICES - All main services are connected  
Ofcom - Broadband ultrafast available / Mobile coverage - All likely

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