

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



57 Rembrandt Way,  
Bury St. Edmunds, IP33 2LU

Guide Price  
£625,000

THE  
**M  
& G**  
PARTNERSHIP



## *Individually designed, detached chalet-style home in a sought-after location*

Occupying a substantial corner plot, this immaculately presented detached home offers exceptionally versatile accommodation extending to around 1,800 sq ft.

Beautifully maintained and highly individual in design, the property enjoys a bright and airy interior complemented by tasteful décor and quality fittings throughout.

Perfectly located within a popular area of Bury St Edmunds, close to West Suffolk Hospital, local shops, well regarded schools / educational facilities and less than a mile from the thriving town centre, the property is ideal for families, professionals or indeed anyone looking for a beautifully presented home in a prime location.

With extensive parking, a double garage with an electric door, and attractive south-west facing gardens, this superb home really must be seen to be fully appreciated.

- Immaculately Presented, Detached Chalet-Style Home
- Occupying An Established & Sought After Location
- South-West Facing Gardens With Extensive Parking & Double Garage
- Unique Reception Space With Mezzanine Floor
- Large Dual Aspect Kitchen-Diner Overlooking The Rear
- Three Ground Floor Bedrooms, Shower Room & WC
- First Floor Master Bedroom With En-Suite
- Additional First Floor Living/Dining Space & Galleried Landing
- Superb Proximity To Amenities Including West Suffolk Hospital
- Fantastic Opportunity To Own An Individual Home





The property benefits from gas-fired central heating, with new boiler installed approximately five years ago, and UPVC sealed unit glazing. In more detail the property comprises:

#### Ground Floor

A welcoming entrance hall includes a cloakroom and leads to the spacious lounge, featuring a striking vaulted ceiling to encapsulate the unique mezzanine / galleried style landing / reception space, a feature fireplace, and patio doors opening onto the secluded and enclosed rear garden. A further reception room provides a flexible space ideal as a dining room, study, or 5th bedroom which is currently utilised as a snug / music room overlooking the front of the property.

The impressive 21ft kitchen/breakfast room is fitted with an extensive range of units and ample workspace, creating a sociable hub of the home with space for family dining and entertaining. An Eye-line double oven is both practical and stylish, whilst a choice of under-counter space is available for further appliances.

Three double bedrooms can be found on the ground floor of the property with a contemporary shower-room, fitted with wc, basin, storage and walk-in shower. The storage cupboard houses the water softener.

#### First Floor

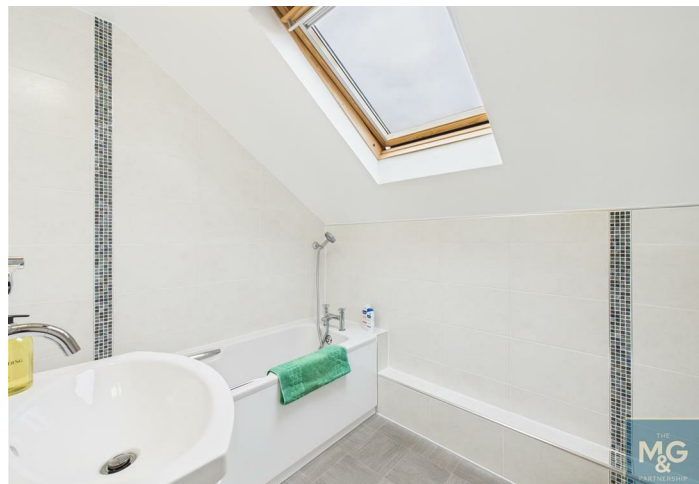
From the galleried landing, there is access to a superb master bedroom with bespoke fitted wardrobes and an en-suite fitted with wc, basin, bath with shower over and velux window. Additional storage can also be found on the landing.

Currently used as a dining room / hosting space, further reception space offers great flexibility and could serve as a family room, office, hobby space, or equally creating a self-contained area for multi-generational living. Storage in the eaves can also be found.

#### Outside

The property occupies a generous corner plot with two driveways providing ample off-road parking and access to a double garage with electric door, light and power connected. The enclosed rear gardens enjoy a south-west facing aspect and include lawned and patio areas framed with raised beds for added greenery, offering a private setting for relaxation or entertaining.

COUNCIL TAX - BAND E - West Suffolk  
ENERGY PERFORMANCE RATING - C  
SERVICES - All main services are connected  
BROADBAND - Ofcom states Ultrafast broadband is available  
Mobile - Ofcom states all mobile phone providers are likely  
WHAT3WORDS ///debut.door.nourished





Floor 0



Floor 1

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