Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

6 Saxon Rise,
Bury St. Edmunds, Suffolk, IP33 3LF

PROPERTY PERFECTION – If you would like to live in an established cul-de-sac location, within easy reach of all amenities, this property could be ideal. Add the fact that it offers extremely well-proportioned accommodation and has recently been completely refurbished and you will understand why we think this home is quite exceptional.

Giving little away from the outside, this surprisingly spacious home deserves an early internal inspection.

- Extremely spacious and much improved detached chalet
- Occupying an established and highly sought after location
- Having been completely refurbished to a high standard
- Hall, sitting area, dining area, refitted kitchen, refitted shower room
- Ground floor double bedroom, 2 further double bedrooms, refitted bathroom
- Enclosed gardens, parking, car port and garage

Guide Price £439,950

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General Information

The property is located in an established and much sought after location on the popular western side of the town. There are many local amenities close by including, a parade of shops and regular bus service. The town centre is around a mile away and can be easily reached by road, footpath or cycleway.

As previously mentioned, the property has recently been completely refurbished on behalf of the present vendor, who had fully intended to stay, therefore all work has been done to his own exacting standards. Plans change and reluctantly the vendor will be moving on, giving buyers the opportunity to own a house that is like new inside, whilst having the benefit of being traditionally built and offering well-proportioned rooms with lots of natural light.

Improvements to the property have included: re-roofing, re-wiring and re-plumbing with a new boiler and pressurised hot water system. The property has a contemporary styled kitchen and a newly refitted shower room and bathroom. The windows have also been replaced, as have all floor coverings. Finally, the gardens have been re-landscaped to include a smart new driveway.

On the ground floor: A spacious hallway with a large storage cupboard and further utility cupboard, gives access to the kitchen, reception room, ground floor bedroom and refitted shower room. It is worth mentioning that the Sitting/Dining Room is large enough to be divided to provide 2 separate reception rooms or an additional bedroom if required. The kitchen has space for a good-sized table and includes an extensive range of cupboards and worktop surfaces. There is a built-in double oven, hob and hood, together with ample appliance space and a door to the outside. The ground floor bedroom is very spacious and includes a large fitted cupboard, this room would also make an ideal 2nd reception room. Finally, the refitted shower room includes a double shower and having this facility downstairs alongside the bedroom means the property could be used for someone looking for a bungalow with additional bedrooms on the first floor for guests.

On the first floor: The landing area leads to 2 further double bedrooms, each with spacious eaves storage cupboards and both having large built-in wardrobes. The bathroom has been completely refitted with a white suite.

Outside
The property occupies a slightly elevated position with a new driveway providing extensive parking and access to the garage via a useful carport. A side access leads to the fully enclosed rear gardens which afford an excellent degree of privacy and seclusion. Laid mainly to lawn with both a paved patio area and decked terrace, the gardens also include a shed/workshop.

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Directions
Proceed out of Bury St Edmunds on Out Westgate street, turning right at the traffic lights onto Petticoat Lane. Bear left onto Hospital Road and proceed, then turn left onto Westgarth Gardens. Bear left again at the bottom of the road and then around to the right on to Long Meadow. Turn right onto Saxon Rise where the property can be found a short way down on the left hand side.

Entrance Hall

Sitting Room Area 11'11 x 11'7 (3.63m x 3.53m)

Dining Area 11'11 x 11'7 (3.63m x 3.53m)

Kitchen/Breakfast Room 11'9 x 11'5 (3.58m x 3.48m)

Bedroom 1 11'11 max x 11'5 (3.63m max x 3.48m)

Shower Room 9'0 max x 6'0 (2.74m max x 1.83m)

First Floor

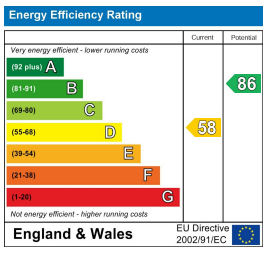
Bedroom 2 12'9 x 12'0 (3.89m x 3.66m)

Bedroom 3 12'0 x 12'6 (3.66m x 3.81m)

Bathroom 7'9 x 6'3 (2.36m x 1.91m)

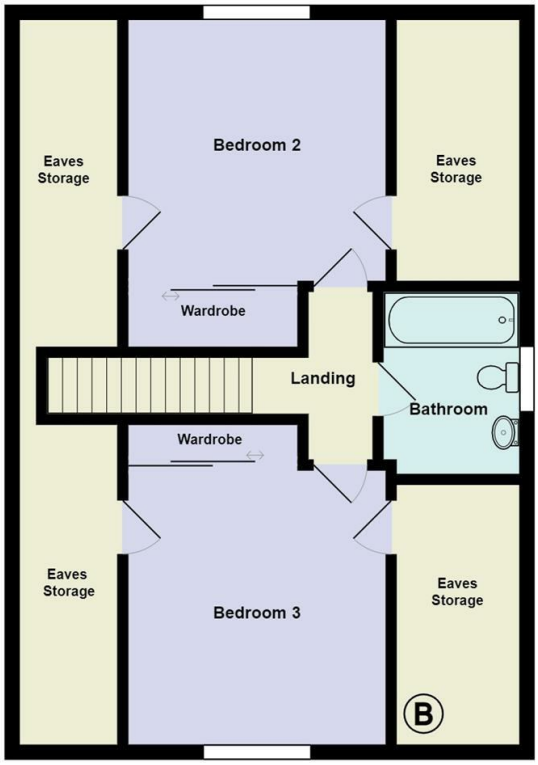
Garage 18'8 x 7'9 (5.69m x 2.36m)

Car Port



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Ground Floor



First Floor

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