THE
Mortimer
& Gausden
PARTNERSHIP

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

Guide Price
£469,995

Beautifully Presented & Much Improved Detached Chalet In A Desirable Setting

Occupying a prime position on the highly desirable Saxon Rise, this immaculate three-bedroom detached chalet offers beautifully presented and versatile accommodation throughout.

Having been meticulously maintained and thoughtfully improved top-to-toe by the owner, the property combines modern comforts with spacious living areas, creating a home perfectly suited for a range of buyers.

The accommodation is flooded with natural light and finished to an exceptional standard, whilst externally the property enjoys attractive, landscaped gardens, ample parking and a peaceful residential setting.

Conveniently located within easy reach of the Bury St Edmunds town centre, local amenities such as shops, schools, hairdressers, butchers and the West Suffolk Hospital, alongside transport links and countryside walks, this superb home presents a rare opportunity to acquire a truly turn-key property in a forever popular setting.

Upon arrival, you are greeted by a private driveway leading to the single garage and front door.

- Beautifully Presented, Three Bedroom Chalet
- Quiet Residential Setting
- Stunning Rear Garden
- Three Double Bedrooms
- Immaculate Shower Room & Upstairs Bathroom
- Driveway Parking & Single Garage
- Contemporary Kitchen With Integral Appliances
- NO ONWARD CHAIN

Ground Floor:
Upon entry you are greeted by the entrance hallway, complete with wooden flooring, generous storage cupboard and staircase leading to the first floor.

Overlooking the front of the property you will find the reconfigured and re-fitted kitchen, complete with integral appliances, ample worktop space and breakfast bar, finished in a stylish shaker-style, sage fascia. Appliances include; oven, grill, hob, extractor fan, fridge-freezer, washing machine, dishwasher and water softner. Access can also be found, leading to the side of the property.

Bedroom one also overlooks the front of the property and offers fitted wardrobes to maximise the space available. This space holds great versatility should you not require a downstairs bedroom, and could therefore be remodelled as a secondary lounge / snug.

The ground floor shower room can be found adjacent and is fitted with wc, storage, countertop basin, large walk-in shower and heated towel rail.

Overlooking the rear of the property you will find the open-plan lounge-diner with sliding doors opening onto the patio. This room is bathed in natural light and makes a wonderful heart to the home.

First Floor:
Upstairs, the landing holds access to two further double bedrooms, both including fitted wardrobes. Two additional storage cupboards can also be found on the landing.

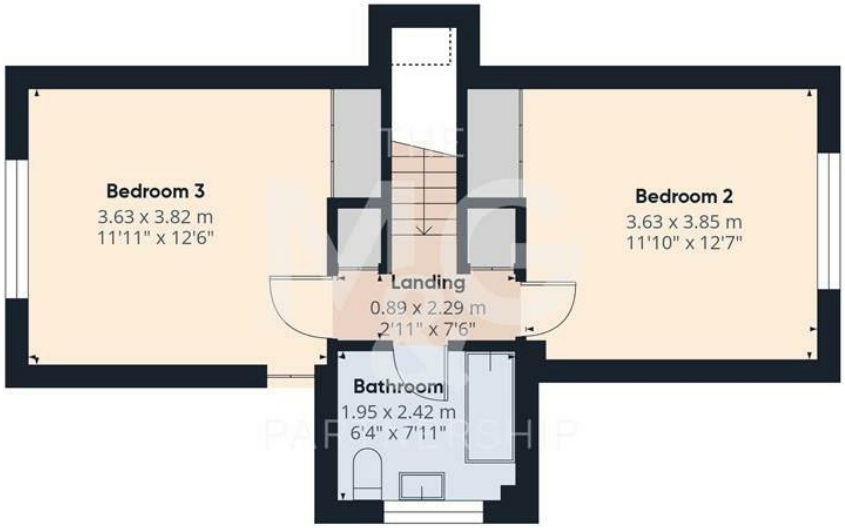
The contemporary bathroom is complete with wc, basin, bath with shower over and heated towel rail.

Outside:
The private rear garden has been wonderfully landscaped to include two patio seating areas and pergola whilst divided by lawn and shaped with mature flower beds. Access to the rear of the garage can be found as well as side access leading to the front of the property.

Agent Notes:

EPC Rating - C
Council Tax - D (West Suffolk)
All main services connected
New combi boiler installed
Asbestos removal
Ofcom states Broadband ultrafast is available
Ofcome states all major mobile coverage is available
What3Words: ///rank.them.indicates

Floor 0



Floor 1

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