Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

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

UNEXPECTEDLY AVAILABLE – This superbly presented detached chalet style home offers an excellent level of flexible accommodation.

The property, which has been much improved by the present vendors, is located in an established and well-served location and includes a garage, ample parking and attractive rear gardens.

- Well located detached chalet style home
- Gas fired central heating, uPVC sealed unit glazing
- Hall, refitted kitchen, large sitting/dining room
- Ground floor double bedroom, shower room
- 2 Further first floor double bedrooms, refitted bathroom
- Garage, ample parking, enclosed sunny rear garden

Guide Price £425,000

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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.

On the ground floor: A spacious hallway with a large storage cupboard gives access to the kitchen, sitting room/dining 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 been refitted with stylish contemporary cupboards and worktop surfaces. There is a built-in double oven, hob, hood and dishwasher, together with ample appliance space and a door to the outside.

The ground floor bedroom is a very spacious double room with views over the front garden. 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 built-in wardrobes. The bathroom has been refitted with a white suite. The property is being sold with the benefit of having gas fired central heating and uPVC sealed unit glazing.

Outside
The garden to the front of the property is laid to lawn. A block paved driveway leads up to the single garage which has light and power connected and has a rear uPVC window and courtesy door. This space could potentially be converted to provide even more living space - subject of course to consent.

The rear gardens are a particularly lovely feature of the property and enjoy a sunny aspect. Laid again to lawn and bordered by fencing with mature trees and shrubs, the gardens afford a good degree of privacy and include a patio area - providing the perfect spot to relax and enjoy this peaceful setting.

Council Tax Band D.

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 onto Long Meadow. At the T junction turn left onto Saxon Rise when the property will be seen on the right hand side as marked by our for sale board.

Entrance Hall

Sitting/Dining Room 23'4 x 12'0 (7.11m x 3.66m)

Kitchen 11'8 x 11'4 (3.56m x 3.45m)

Bedroom 1 14'9 x 11'5 (4.50m x 3.48m)

Shower Room

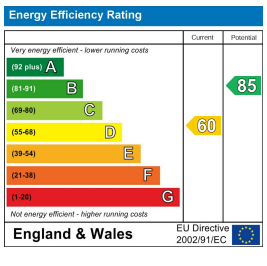
First Floor

Bedroom 2 12'10 x 11'10 (3.91m x 3.61m)

Bedroom 3 12'4 x 11'10 (3.76m x 3.61m)

Bathroom

Garage 18'7 x 7'9 (5.66m x 2.36m)



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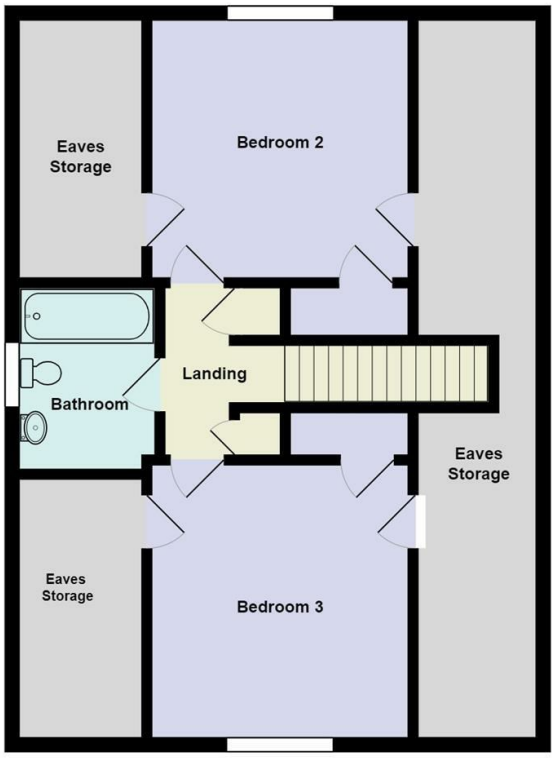
Ground Floor



First Floor

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