



20 Saxon Rise
Bury St. Edmunds, Suffolk IP33 3LF
Guide Price £440,000

shires
residential

Located on an established and highly regarded residential area on the outskirts of Bury St Edmunds town centre, is this exceptionally spacious and versatile chalet property. The accommodation comprises entrance hall, large sitting room with garden room off, kitchen, dining room and utility room as well as a shower room to the ground floor. To the first floor are two double bedrooms and bathroom. The property is set in a nice plot with good frontage, driveway providing off road parking and leading up to car port and garage. The property has a lovely established rear garden.

Steps to UPVC Glazed door leading to:

ENTRANCE HALL

Good size entrance hall with stairs rising to the first floor. Useful cloaks cupboard with automatic light and shelving. Small under stairs storage cupboard. Doors to kitchen breakfast room, downstairs shower room and door into the dining room, and door to large sitting room.

SITTING ROOM

23'3 x 12' (7.09m x 3.66m)

Window to rear aspect. Double doors taking you through to the garden room. A lovely feature of this room is the electric coal effect fire with a surround and mantel.

GARDEN ROOM

13'4 x 8'5 (4.06m x 2.57m)

UPVC construction with a roof light. Insulated roof and flooring, and under flooring. Two doors either end providing nice air flow for a hot summers day, keeping it cool. Door into the utility room.

UTILITY ROOM

10'4 x 7'7 (3.15m x 2.31m)

Window to rear aspect. Range of wall and floor mounted units with work top covering. Space for tumble dryer. Space for fridge freezer. Internal door leading to garage.

DINING ROOM/BEDROOM THREE

15' x 11'4 (4.57m x 3.45m)

Window to front aspect.

KITCHEN BREAKFAST ROOM

12' x 11'5 (3.66m x 3.48m)

Window to front aspect. Door leading to the side path continuing to the rear garden. A good range of matching wall and floor mounted units with work surface covering. One and a half bowl sink and drainer with mixer tap over. Cupboard housing the water softener. Four ring gas hob with extractor hood over. Built in oven and grill (Bosch). Space for fridge and freezer, space and plumbing for washing machine. Wall mounted cupboard housing the gas fired boiler. Breakfast bar area.

SHOWER ROOM

Frosted window to side aspect. Fully tiled corner mains shower with rain head and separate hand held head. Pedestal wash hand basin. Archway taking you into the toilet area with low level flush WC and frosted window to side aspect.

FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder with shelving. Doors to bedrooms and bathroom.

BEDROOM ONE

12'8 x 12' (3.86m x 3.66m)

Window to front aspect. Loft access. Two eaves storage cupboards. Separate built in cupboard. Built in wardrobes with a dressing table in the middle.



**BEDROOM TWO**

12'10 x 12' (3.91m x 3.66m)

Window to rear aspect. Two eaves storage cupboards. Floor to ceiling built in double wardrobe with sliding doors, one being mirror fronted.

BATHROOM

Frosted window to side aspect. White suite comprising of panel bath with shower attachment and shower rail. Pedestal wash hand basin. Low level flush WC.

GARAGE

19' x 11'5 max narrowing to 8' (5.79m x 3.48m max narrowing to 2.44m)

Up and over door, power and light connected.

OUTSIDE

Block paved driveway providing off road parking and a low maintenance front garden. The block paved driveway continues to an under cover car port which leads to the garage with up and over door. A great asset is the rear garden, side path continuing to a terraced area with steps up to the main rear garden which is mainly laid to lawn. Raised decking terraced area with covered pergola above. Further raised decking area with summer house. Well stocked beds and borders. Lovely water feature. To the other side of the garden are steps down leading to a further small terraced area and side area of the garage with gate providing access to the front.

Bury St Edmunds:

Bury St. Edmunds is one of Suffolk's most attractive market towns and it affords excellent educational, recreational and cultural amenities including the Abbey Gardens and its ruins, the Theatre Royal, Art Gallery and Cathedral Church of St. James together with extensive shopping facilities. The A14 trunk road gives fast access to Ipswich, the east coast, Cambridge, the Midlands, Stansted Airport and London via the M11 and there is also an indirect rail connection to London.

Services:

Mains services are connected including gas, water, electricity and drainage. Gas fired central heating

Local Authority & Council Tax Band:

West Suffolk District Council. Council Tax Band D

Tenure:

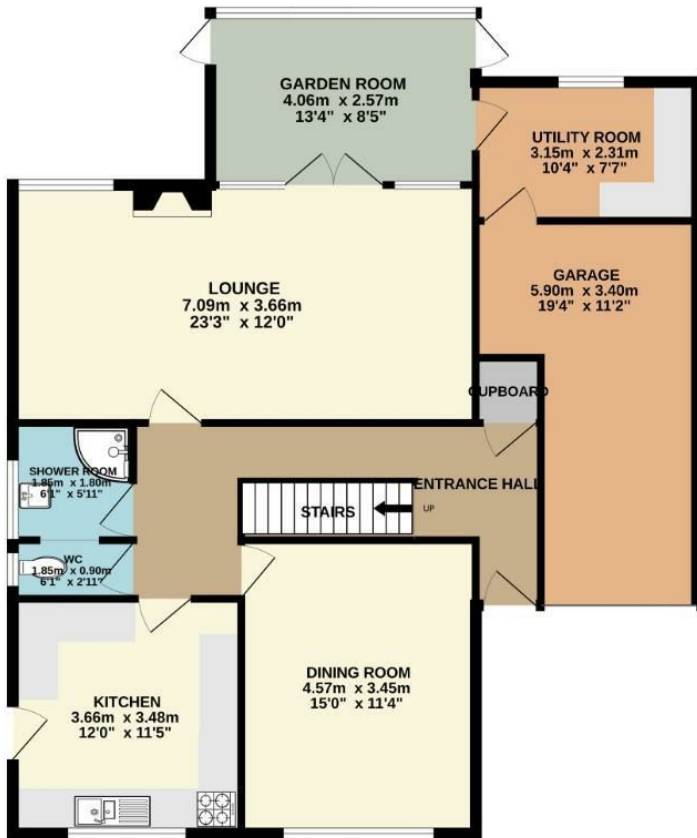
For sale FREEHOLD with vacant possession upon completion.

Anti Money Laundering Regulations

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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