

Mortimer &
Gausden

INDEPENDENT ESTATE AGENTS



Octagon House, New Road, Chevington,
Bury St. Edmunds, Suffolk, IP29 5QL

Guide Price
£525,000

A stunning and surprisingly spacious architect-designed detached home.

SOMETHING RATHER SPECIAL -This beautifully presented detached house is truly impressive in every respect, and as its name suggests has an Octagonal footprint. It was designed and constructed for the present vendors in 2016.

The property has a very spacious feel with lots of natural light, well-proportioned rooms and good ceiling heights.

The flexible layout currently provides 3 double bedrooms and 2 bathrooms but the opportunity exists for this to be altered depending on your needs, making this a fantastic opportunity for both families and couples alike. Built to a high specification, this is a property that absolutely must be seen to be fully appreciated.

The popular village of Chevington has a lovely community and is only 6.5 miles from the historic market town of Bury St. Edmunds.

- Highly individual detached home
- Occupying a private village setting
- High specification kitchen, utility
- Large open plan sitting/dining room
- Ground floor guest bedroom and en suite
- Impressive master bedroom with balcony
- Further double bedroom, luxury bathroom
- Enclosed gardens, ample parking.



On the ground floor: A wide reception porch gives access to the generously proportioned sitting/dining room, which is open plan to the kitchen. The kitchen area includes an excellent range of contemporary-styled units with contrasting work surfaces. There is a fitted breakfast bar, Bosch induction hob, conventional oven and further combination microwave/steam oven. There is an integrated fridge, dishwasher, warming drawer and 'Quooker' instant hot water tap.

The utility room is also a good size and provides extensive units, space for a large fridge freezer, integrated wine racks and a door to the outside.

The ground floor guest bedroom has an en suite shower room, but could easily be used as a large home office, family or playroom. It could also easily be opened up into the existing reception space.



On the first floor: There are 2 extremely large bedrooms - each with extensive wardrobe storage. Both the master bedroom and bedroom 2 have doors which open onto a small balcony and also separate Juliette balconies overlooking the front gardens. Both bedrooms have use of a Jack and Jill bathroom which includes a double shower, bath, toilet and bidet.

The house has triple glazing, underfloor heating (to the ground floor) Gas central heating, solar panels and air conditioning.

Outside

The gardens have been designed for low maintenance, so this is a home you can lock and leave without coming back to an overgrown garden! Much of the outside space is block paved which provides extensive parking and various secluded patio areas with raised shrub and flower borders - so you can follow either the sun or the shade and always have somewhere lovely to sit and relax.

ENERGY PERFORMANCE RATING - C
COUNCIL TAX BAND - D

Directions. On reaching Chevington village centre turn right into Mill Road, bear left into New Road and the property will be seen on the right, just before the turning for Maltings Close.





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