



Church Close, Risby, Bury St. Edmunds, Suffolk, IP28 6RH

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP28 6RH

Offered for sale in the charming village of Risby is this four bedroom semi detached house. This property offers spacious living accommodation spread over three floors.

The ground floor features multiple reception areas including a sitting room, dining/family room, and conservatory, providing ample space for entertaining and relaxation. The kitchen is complemented by a utility room for added convenience.

Upstairs, the first floor accommodates three bedrooms and a shower room, while the second floor hosts another bedroom with built-in wardrobes and a shower room, offering privacy and flexibility for residents.

Outside, the rear garden provides a tranquil retreat with its lawn, borders, and decking areas. The covered decking area is particularly noteworthy, providing an ideal spot for outdoor seating and potentially housing a hot tub. To the front, there is the added benefit of a gravel driveway providing ample off road parking and a raised lawn area.

Additional Information

EPC Rating: D

Council Tax Band: B

Services: Mains electric, water and drainage.
Heating is offered via oil fired central heating.
(Please note that none of these services have been tested by the selling agent.)



Directions

Heading west along the A14 leave at junction 41, continue straight sign posted Risby, continue along this road into the village of Risby, turn right into South Street and follow the road. Turn right onto School Road. Follow the road and then turn left onto Church Close where the property can be found.

Location

Risby is a very desirable and pretty village with a thriving community. The village enjoys a range of local amenities including a well regarded school, antiques centre and garden nursery, village hall, public house and parish church. Risby is only 3 miles from Bury St Edmunds and it's offering of schooling and recreational facilities along with rail and road links.

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Accommodation:

Entrance Hall 9' 10" x 5' 11" (3.00m x 1.80m)

Sitting Room 12' 8" x 12' 7" (3.85m x 3.84m)

Dining/Family Room 18' 11" x 9' 5" (5.77m x 2.87m)

Kitchen 9' 11" x 8' 4" (3.02m x 2.55m)

Utility 8' 8" x 5' 11" (2.63m x 1.80m)

Conservatory 13' 0" x 7' 10" (3.95m x 2.40m)

Bedroom One 11' 1" x 9' 10" (3.38m x 3.00m)

Second Floor Shower Room 9' 10" x 4' 11" (3.00m x 1.51m)

Bedroom Two 12' 11" x 10' 5" (3.93m x 3.18m)

Bedroom Three 12' 10" x 9' 4" (3.90m x 2.84m)

Bedroom Four 8' 6" x 8' 3" (2.60m x 2.51m)

First Floor Shower Room 5' 11" x 5' 8" (1.81m x 1.72m)

Additional Information:

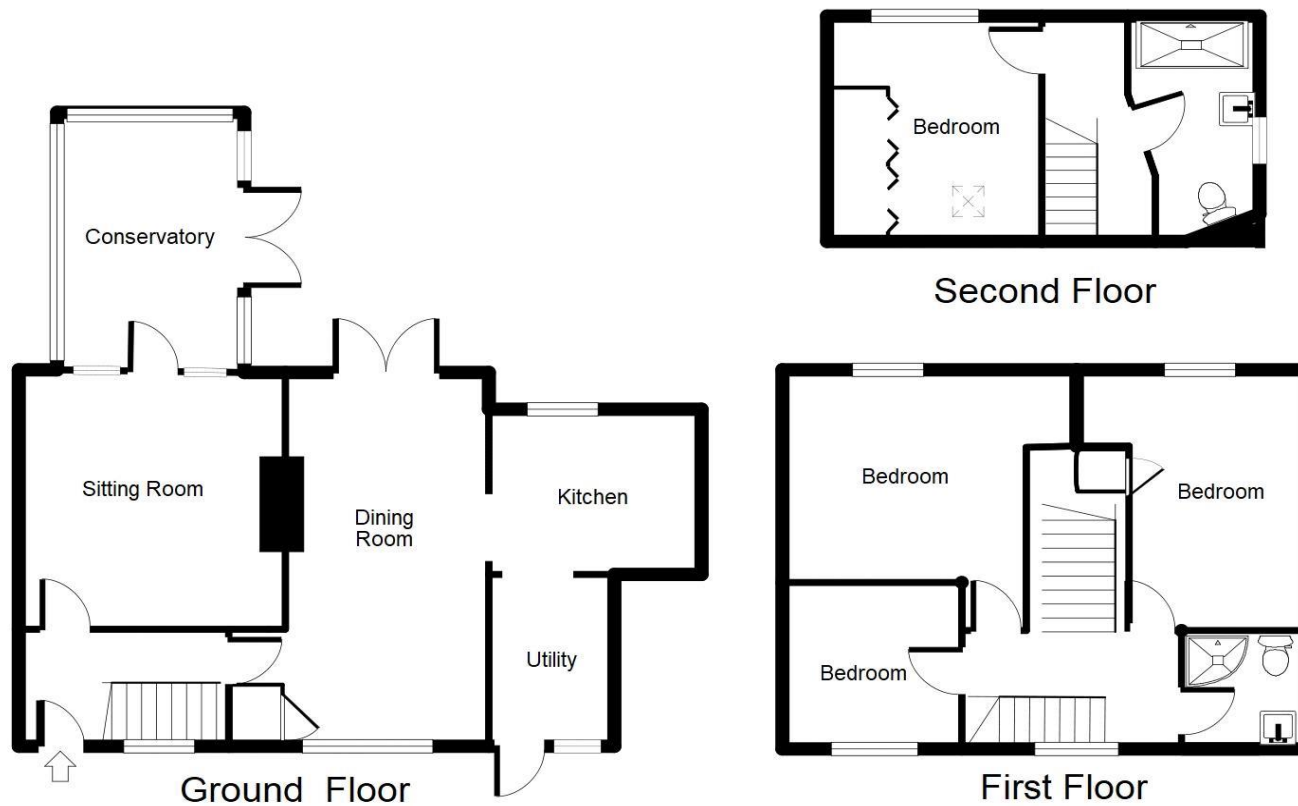
Council Tax Band:

EPC Rating:

Tenure: Freehold

Guide Price £400,000
Freehold





For identification only -Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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