



**Troodos,
Risby, Bury St. Edmunds, Suffolk.**

**DAVID
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TROODOS, THE GREEN, RISBY, BURY ST. EDMUNDS, SUFFOLK. IP28 6QH

Risby is a very sought after village located approximately 6 miles from the popular market town of Bury St Edmunds and convenient for those wishing to commute further afield via the A14. The village features a fine parish church, two public houses and a popular antiques centre, there is also a primary school and farm shop, and the village has a regular bus service. More extensive facilities can be found in the historic cathedral town of Bury St Edmunds, which provides a full range of schooling, recreational and shopping facilities and main line railway station.

A high specification detached chalet property enjoying views over the village green to the front elevation and fields views to the rear. The vendors have carried out a meticulous programme of renovations during their tenure and the property is now offered for sale in immaculate condition with the benefit of highly appointed facilities including a high specification kitchen/breakfast/dining room and a wonderful first floor principal suite including a walk-in dressing room, ensuite and balcony overlooking the rear gardens and field beyond.

A high specification detached chalet property occupying a sought-after position overlooking the green in this highly sought after Suffolk village.

ENTRANCE HALL: With access to principal rooms on the ground floor and stairs rising to first floor.

KITCHEN/BREAKFAST/DINING ROOM: An exceptional open plan space with parquet flooring and a wealth of integrated appliances to include an electric hob set in a central island, dual ovens, dishwasher, ceramic butler sink inset with mixer tap and drainer, wine chiller, microwave, plumbing for further white goods as well as space for an American style fridge/freezer. The kitchen is a light and bright space with dual aspect windows to the rear as well as triple bi-fold doors to the rear terrace with a jettied area providing for year-round Alfresco dining/entertaining leading from the kitchen area. Open plan through an archway leading to:-

SITTING ROOM: A fantastic area for formal entertaining with a tastefully built chimney stack which provides the focal point as well as a mounted feature wall at the end of the room currently fitted with a television. Finished with bi-fold doors leading to the rear terrace.

BEDROOM 2: With outlook to front aspect.

BEDROOM 3: A double bedroom with outlook to front aspect.

BEDROOM 4: With a window to the side aspect and presently used as a study.

FAMILY BATHROOM: Highly appointed suite with anthracite tiles and wood clad feature wall to two sides. White suite comprising freestanding slipper bath with bronze attachments over including a shower attachment and mixer tap with drencher head above. WC and attractive hand wash basin forged out of stone with bronze attachments over and bronze heated towel rail. Integrated above the bath area is a wall mounted TV. Frosted window to side aspect and ample integrated storage again with anthracite tiled surrounds and wall mounted vanity point with shaver point under and shelving to the side.

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First floor

With stairs rising from the central hall leading directly into the:-

PRINCIPAL BEDROOM SUITE: Comprising the entirety of the circa 600sq.ft. first floor. Currently home to a substantial king-size bed with integrated headboard doubling up as a feature wall. Tastefully divided to afford a duality of sleeping and dressing space providing a hotel suite style feel with the further benefit of a:

WALK-IN WARDROBE:

'HIS AND HERS' ENSUITE: Designed in a similar style as the family bathroom although with a slightly lighter palette, natural materials still being employed to provide high quality features including a wood clad mounting point for the bath and wood clad mounting point for the integrated television. White suite comprising freestanding slipper bath with shower attachments and mixer tap over, 'His and Hers' stone sinks each with mixer taps over and storage under. Walk in shower with handheld shower attachment and drencher head over and ample fitted storage adjacent to the heated towel rail. Finished with window to front aspect.

BALCONY: Accessed via French style double doors leading from the principal bedroom with Perspex balustrade and views over the rear gardens and paddocks beyond.

Outside

STUDIO/GYM: Situated in the garden constructed using natural materials with an attractive wood clad aesthetic and bi-fold doors to the front elevation facing back to the principal property. Currently used as a gym with light and power connected.

There is a further covered area home to a layzee **SPA** and leading to an **Alfresco kitchen**, fitted with external cooking points and a water supply. Immediately abutting the rear of the property is a terrace with block

paving and steps leading up to the garden, retained by railway sleepers with an area of formal lawn tastefully divided with wood chips for a children's **PLAY AREA**.

Boundaries are defined by 6ft fencing to all sides and there is personnel access via a gate to the side of the property.

SINGLE GARAGE: With up and over door to front.

To the front, the gardens are particularly attractive and expansive with a substantial area of lawn interspersed only by specimen trees and a man-made pond. The property is accessed towards the end of the village green via a dropped kerb leading to the driveway which provides **AMPLE OFF-ROAD PARKING** for a number of vehicles and sweeps round to the front elevation.

In all about 0.15 acres.

AGENTS NOTE

We understand that the property may be subject to a wayleave agreement. **SERVICES:** Main water, drainage and electricity are connected. Oil fired heating **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: St. Edmundsbury Borough Council: 01284 763233. Council tax band: D - £1519 – 2023.

EPC RATING: Currently awaiting report.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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