



The Avenue, Risby, Bury St. Edmunds, Suffolk

Pocock + Shaw



16A The Avenue  
Risby  
Bury St. Edmunds  
Suffolk  
IP28 6RN

An individual 2 bedroom detached bungalow constructed around 6 years ago and forming part of a select cul-de-sac of just 4 homes. The property is superbly presented throughout and benefits from a living room/dining room, a well equipped contemporary styled fitted kitchen/breakfast room and zoned air-source under floor heating throughout. Features include 2 double bedrooms and a generous fitted shower room, a garage and parking space, an enclosed private rear garden and no onward chain.

Guide Price £340,000





**Location** Risby is a very pretty and thriving village with a range of local amenities including a well-regarded primary school and Brookes private school, antiques centre and garden nursery, excellent village hall, public house and parish church. Risby is situated four miles to the West of Bury St Edmunds, which is well-served by shops, schools, cinema's a theatre and cathedral. There is easy access to the A14 dual carriageway, linking to Newmarket, Cambridge and London via the M11 Motorway.

**Entrance hall** with a part glazed door, 2 built in cupboards, under floor heating.

**Living room/dining room** with a pair of French doors leading to the garden, under floor heating.

**Kitchen/breakfast room** with range of fitted base and wall mounted units, stone worktops with inset stainless steel sink unit, integrated oven and grill with 4 ring ceramic hob and extractor hood over, integrated dishwasher, fridge and freezer, under floor heating, half glazed door to the side.

**Bedroom 1** with under floor heating.

**Bedroom 2** with under floor heating.

**Shower room** with a walk in shower cubicle, hand basin with cupboard storage under and concealed cistern low level WC, under floor heating.

**Outside** The property stands in an enclave of just 4 individual detached bungalows located on the Eastern edge of this sought-after Suffolk village.

The bungalow faces on to Quay's Road which is an established residential cul-de-sac and benefits from a garden laid to lawn with a low level wooden rail fence and a paved pathway leading to the covered porch area.

The path continues on to the side where a pedestrian gated access leads to an enclosed shingled area and on to the rear garden.

At rear of the bungalow is an enclosed garden which is laid to lawn with a paved patio area and a pedestrian gate leading to the driveway.

The rear of the property is approached via a shared driveway from The Avenue leading to the 4 homes. Number 16a is located in the south-west corner and benefits from a private driveway and a single garage with an electric roller shutter door and light and power and a pedestrian door to the side.

### Services and tenure

**Tenure** The property is freehold.

### Services

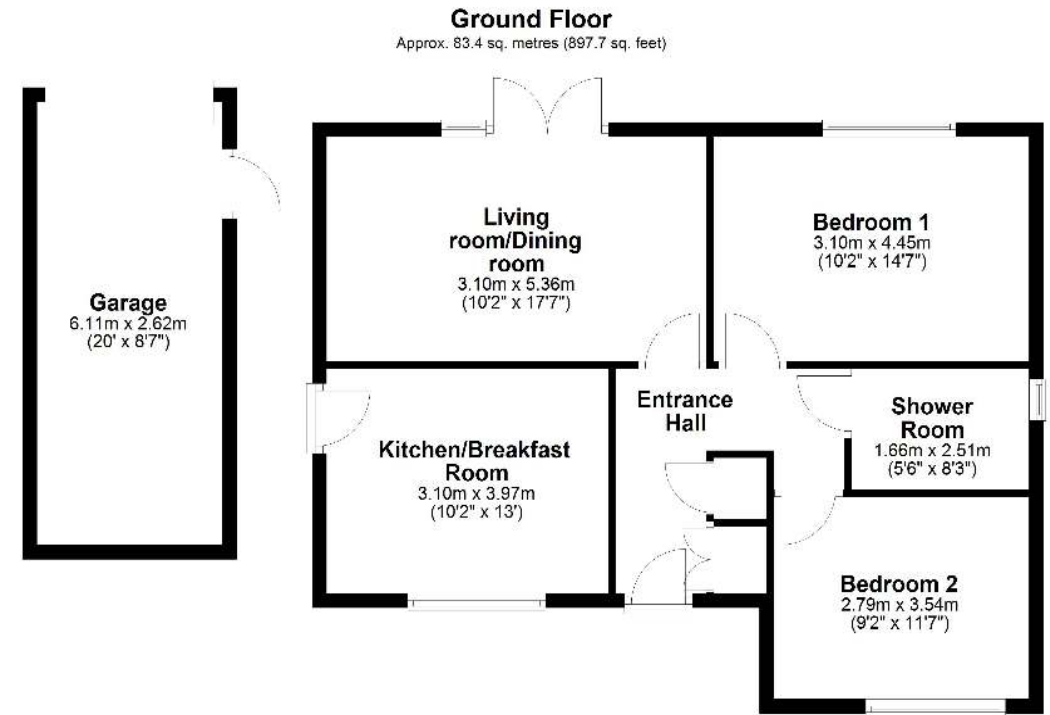
Mains water, drainage and electricity are connected. The property is not in an conservation area. The property is in a low flood risk area. The property has a registered title. Internet connection, basic: 3Mbps, Superfast 36Mbps, Ultrafast: 1800Mbps. Mobile phone coverage by EE, Vodafone and O2carriers available. EPC: B

**Council Tax** B West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS







Total area: approx. 83.4 sq. metres (897.7 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

2 Wellington Street, Newmarket, Suffolk, CB8 0HT  
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

