



16a The Avenue  
Bury St. Edmunds, IP28 6RN  
Guide Price £350,000

**shires**  
residential

Shires are pleased to offer for sale this detached, well presented bungalow which was built approximately 6 years ago. The bungalow is one of four similar properties in a quiet cul de sac location in the popular village of Risby. It was built in 2017 to a high specification with under floor heating from an electric outdoor heat pump and has an EPC Rating of 82 (B). The accommodation comprises Entrance Hall with Cloaks Cupboard, Sitting/Dining Room with French Doors to garden, modern Kitchen/Breakfast Room with integrated appliances, Two Double Bedrooms and Shower Room. The extensively boarded loft has light and power connected. There is also a Garage with an electric roller door and light and power connected and parking to the front. The property also has an enclosed garden which is mainly laid to lawn with a patio area adjacent to the bungalow. We highly recommend a viewing of the property to fully appreciate the accommodation and location of this lovely bungalow.

### Entrance Hall

Front door; two built-in cupboards; door to sitting/dining room

### Sitting/Dining Room

17'8" x 10'2"

With large French doors doors to rear garden.

### Kitchen/Breakfast Room

13'0" x 10'2"

With a contemporary modern kitchen with integrated appliances of hob, extractor fan, oven, dishwasher and fridge/freezer

### Bedroom One

14'7" x 10'2"

With rear aspect window.

### Bedroom Two

11'7" x 9'2"

With front aspect window.

### Shower Room

8'3" x 5'5"

With side aspect frosted window; fitted with contemporary white suite comprising:- fully tiled shower cubicle; vanity wash hand basin unit with splash-back tiling; low level flush w.c.; heated wall mounted towel rail

### Outside

The enclosed rear garden is mainly laid to lawn with a terrace area adjoining the bungalow and offers a good degree of privacy. There is a hard standing area ideal for a shed. GARAGE (20'0" x 8'7") with electric roller door and light and power connected and a parking space to the front

### Risby

Risby is an attractive village conveniently situated about four and a half miles to the west of Bury St. Edmunds with good access to the A14 Ipswich to Cambridge dual carriageway with fast road access to the East Coast, the Midlands and London via the M11. Newmarket is about 9 miles away to the west and, like Bury St. Edmunds, has a good range of shopping, schooling and leisure amenities as well as a railway station. The village amenities include a primary school and pre-school, a well- supported village hall which offers a variety of activities and classes, a playing field with play equipment and adult gym equipment on it and a multi use games area (MUGA). There is also a pub called the Crown and Castle, Lizzie's cafe, the Risby Barn shopping area and a farm shop along Newmarket Road.



**Local Authority & Council Tax Band:**  
West Suffolk District Council. Council Tax Band B

**Tenure:**  
For sale FREEHOLD with vacant possession upon completion.

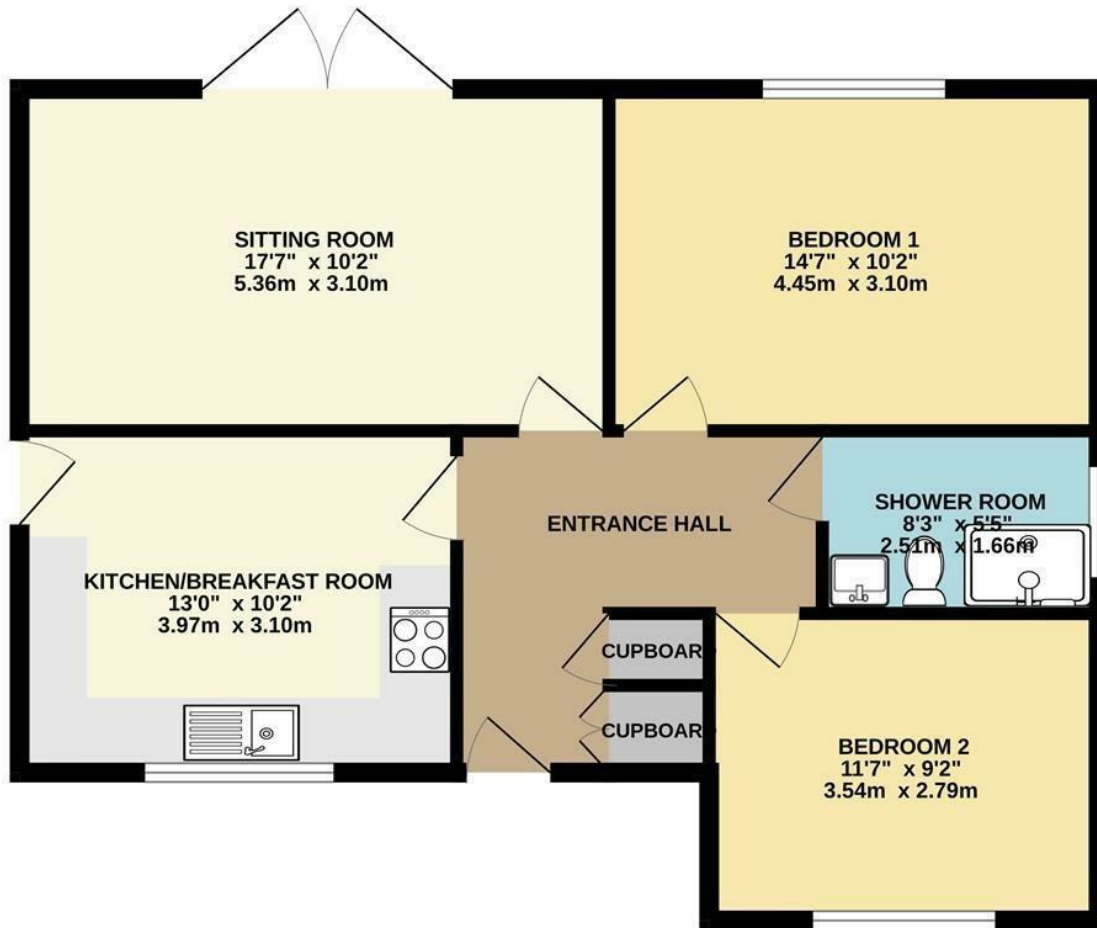
**Services:**  
Mains services are connected including water, electricity and drainage. Underfloor Heating with an Electric Outdoor Heat Pump. Full Fibre FTTP

**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



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		82	82
(69-80) C			
(55-68) D			
(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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