



South Street, Risby

Sheridans



South Street, Risby IP28 6QU

Guide Price £699,995

A substantial detached five bedroomed family home enjoying a tucked away setting within the wonderful village of Risby.

Built about 40 years ago of traditional brick construction beneath a tiled roof, this splendid individual detached house provides a surprising level of particularly spacious and versatile accommodation with well-proportioned rooms possessing a light and airy atmosphere. The house enjoys a private setting at the end of a shared private driveway, standing within secluded wrap around gardens with separate detached garaging with games room above.

Benefitting from oil fired radiator central heating, recently new boiler fitted and recently replaced double glazed windows, the accommodation currently in brief comprises of door opening to the entrance porch and a hardwood paneled entrance door with glass bricks to side, opening to the spacious reception hall with stairs off to first floor and door to a more recently upgraded cloakroom. The family room has a window to front and door to the dining room overlooking the rear gardens and arched feature hardwood French doors opening to the spacious well-equipped kitchen breakfast room, fitted with an extensive range of units complemented by built-in appliances and separate utility room. A spacious 20ft study, leads through to the double aspect sitting room with its corner fireplace.

On the first floor, a large landing with airing cupboard, leads to the five spacious bedrooms and family bathroom. The principal bedroom is complemented by wall-to-wall fitted wardrobe cupboards and an upgraded en-suite shower room.

Outside

The house is approached along a driveway providing plenty of vehicle parking, turning space and access to the detached double garaging with versatile games room above. The gardens extend to all sides of the house and include a large area of lawn extending down to the road bordered by well-tended hedge and interspersed with mature trees.

Location

The property occupies a tucked away setting in undoubtedly one of the areas most sought after conservation villages. Risby is a very pretty and thriving village with a range of local amenities including a well-regarded primary school and private school, coffee shop, preschool, playground/park, antiques centre and garden nursery, excellent village hall, public house and parish church. Risby is situated within four miles to the West of Bury St Edmunds, which is well-served by shops, schools, cinemas, a theatre and cathedral. There is easy access to the A14 dual carriageway, linking to Newmarket, Cambridge and London via the M11 Motorway.

- Spacious detached 5 bedroomed house in tucked away setting
- No onward chain
- Delightful wrap around gardens
- Extensive vehicle parking
- Double garage with games room above
- Spacious sitting room
- Family room, dining room, study
- One of the most sought after villages in the area
- Well-equipped kitchen breakfast room, utility
- Five generous bedrooms, family bathroom, en-suite shower

Directions

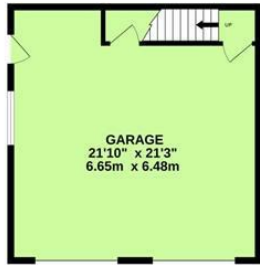
From the village centre proceed along South Street, passing the village pub and the driveway leading to the house will be found on the right.

Services

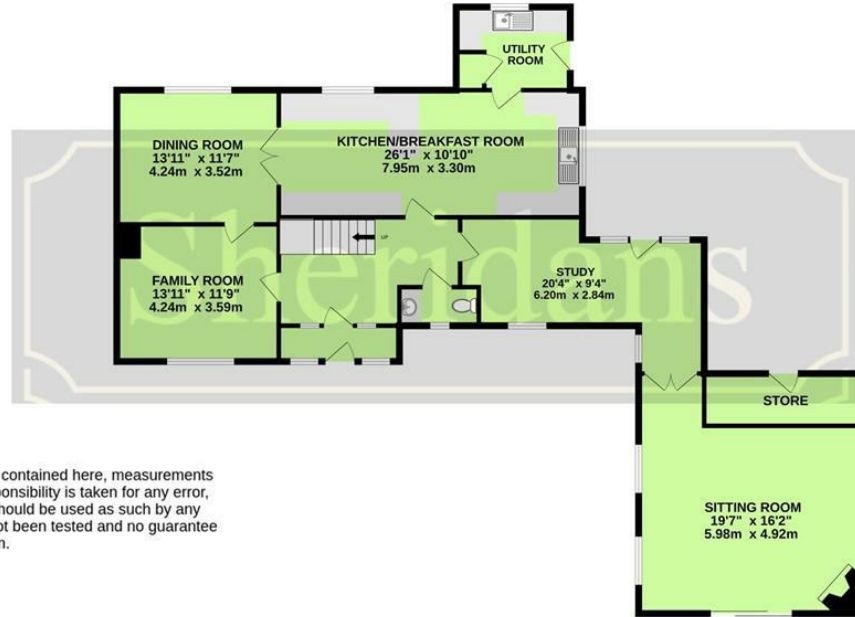
Mains electricity, water and drainage. Oil fired radiator central heating. Cavity wall insulation. Council Tax Band F. EPC Rating: D.



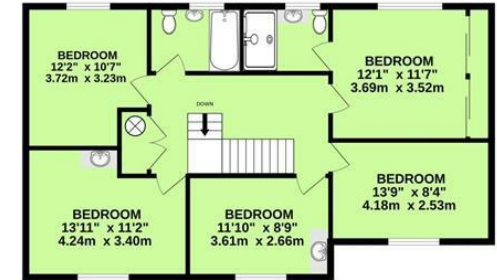
OUTBUILDING



GROUND FLOOR



1ST 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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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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