



Quays Road, Risby, Bury St. Edmunds

Sheridans



Quays Road, Risby, Bury St. Edmunds IP28 6RL

Guide Price £420,000

An extended 4 bedroom semi detached house providing spacious accommodation situated within a highly regarded village location.

Situated in the heart of the sought-after village of Risby, this recently extended semi detached house of traditional brick construction beneath a tiled roof, is perfect for families and professionals alike ideally located close to the A14 and just a short drive from Bury St Edmunds.

The accommodation currently in brief comprises of an entrance hall with stairs off to first floor and leading to the spacious sitting room, featuring French doors that open to the garden and a cosy log burner. The large, open-plan kitchen and dining room, boast elegant engineered oak flooring, a central island with composite stone worktops, and ample space for families. The large summer room which was rebuilt in 2022, enhanced by Velux windows, offers views of the garden. A utility room and shower room complete the ground floor accommodation.

On the first floor, a landing leads to the four comfortable bedrooms and family bathroom, completing the first floor accommodation.

Outside

The large east-facing garden is mostly laid to lawn and plenty of space for outdoor activities. Off-street parking for three vehicles is to the front.

Location

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.

Directions

When entering the village from the direction of Bury St Edmunds, proceed along The Avenue and turn left into Quays Road, where the property will

- Extended 4 bedroom semi detached house
- Sought after village location
- Spacious accommodation
- Generous gardens
- Plenty of vehicle parking
- Sitting room
- Large kitchen dining room
- Summer room, utility room
- Four bedrooms
- Bathroom, shower room

be found on the left hand side.

What3words: [///taped.clock.remarried](https://www.what3words.com/#!/taped.clock.remarried)

Services

Mains electricity, water and drainage. Oil fired radiator central heating.

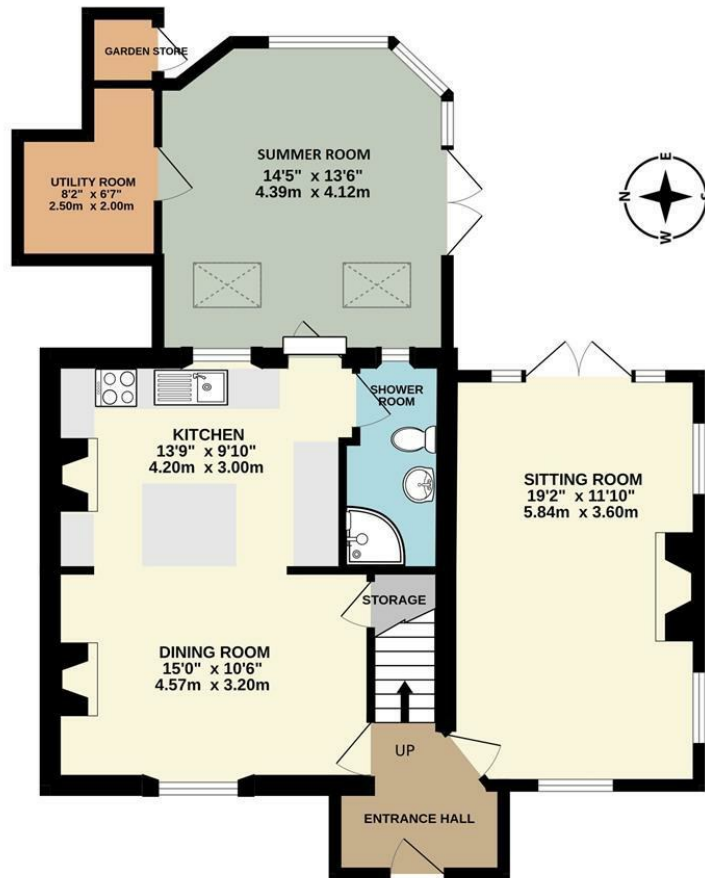
Council Tax Band B (West Suffolk)

Broadband speed: Up to 1000 mbps available (Source Ofcom)

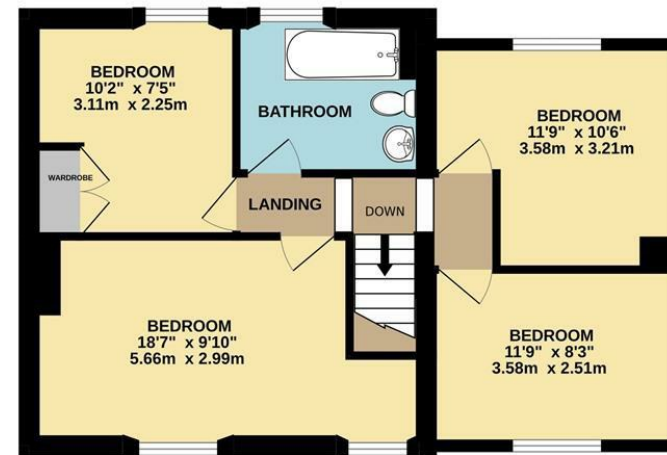
Mobile phone signal for: EE, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk





Measurements are approximate. Not to scale. Illustrative purposes only
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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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