



Hall Lane, Risby

Sheridans



Hall Lane, Risby IP28 6RS

Guide Price £578,000

Incredible interior!.....Choice of 3 absolutely stunning brand new 4 bedroomed contemporary barn conversions providing luxuriously appointed accommodation situated along a quiet lane affording countryside views within the sought after village of Risby.

Built to an extremely high standard of finish and nearing completion, these outstanding brand-new barn conversions with stylish metal standing seam cladding elevations along with metal anthracite guttering and down pipes, provide stunning accommodation with features including Oak flooring to the whole of the ground floor with under floor heating. Wall lights are fitted to the hall and lounge/sitting area with LED down lights and pendants throughout the property. Aluminium anthracite multi directional sliding doors in the sitting room area. The Kitchen by Symphony Kitchens, quartz work tops and upstands with a Franke sink and mixer tap. Integrated Bosch appliances including Steam oven, Combi microwave, Dishwasher, Fridge freezer and induction extracting hob in the island along with a wireless charge point and integrated pop-up plug sockets with USB A and USB C points and under cupboard LED lighting. Cat 6 data points throughout the property.

The accommodation in brief comprises of an entrance hall leading to a utility/plant room, a study/playroom and a shower room. The stunning open plan kitchen/dining/sitting room is an amazing space with glass doors to rear and with incredible ceiling height providing views up to the first-floor glass walkway and large sky light flooding the area with light.

The stylish oak and glass staircase with under-stairs home office area, leads to the first-floor landing leading to the unique glass walkway providing views to the kitchen and sitting area below. The principal bedroom boasts a high vaulted ceiling with dressing area and stylish en- suite with walk in shower. The two remaining double bedrooms

also have high vaulted ceilings (higher enough for Mezzanine landing) and fitted wardrobe cupboards. Aluminium radiators to the whole of the first floor, tall towel rails in the bathrooms. Merlyn shower enclosures, separate bath, Roca basin unit, all with Roca taps and pop-up waste. Tiled floor and wall coverings with brushed tile trim. All other floors are carpeted.

Outside

The barns are approached along a tarmac driveway leading to a block pave diamond cut edge driveway, providing off road parking for two cars. To the front of each barn is a useful bike store and landscaping including newly planted shrubs and some specimen trees. To the rear are enclosed and newly turfed south facing gardens with large Porcelain terrace making an ideal area for outdoor entertaining and al-fresco dining. Outside tap. Electric Vehicle Charge point, 7.4Kw smart charger with mobile device application. Low level outside lights, up and down lighter with PIR function. Rear pedestrian access for bins etc.

Location

The properties occupy a delightful setting set back from a small lane enjoying far reaching countryside views to the front. 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, coffee shop and garden nursery, excellent village hall including multi use games area, outdoor gym and cricket pitch, public house and historic 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.

Directions

From the village green in the centre of the village, proceed along School Road and turn left into Hall Lane, where the barns will be found further on the left-hand side.

- Stylish brand new barn conversions in highly regarded village location
- Contemporary features, south facing gardens with Porcelain terraces, parking for two cars
- Stunning interior including large open plan kitchen/dining/sitting room with glass walkway above
- High standard of finish, carpets, oak and tiled flooring with under floor heating
- Quality bathrooms and sanitary ware
- Integrated kitchen appliances and island
- Air source heating, 10-year build warranty
- Principal bedroom suite with dressing room and en-suite
- Two bedrooms, family bathroom
- Utility, bedroom 4/study, shower room

Services and agents note

Mains electricity and water. Shared Klargestert treatment plant drainage. Grant, air source heat pump along with a Monarch water softener.

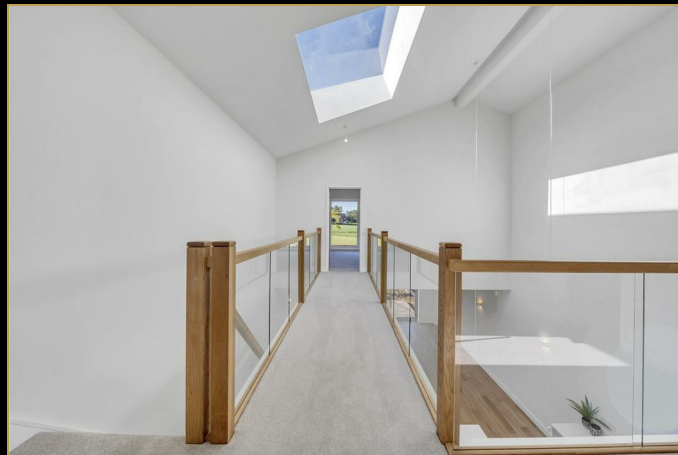
Council Tax Band to be advised.

10 year ICW build warranty

Annual management fee for the maintaining of communal areas to be agreed.

Openreach Broadband, Fibre To The Property (FTTP) a new connection has been installed for the development.

Each property has their own water meter at the entrance of the development supplied by a brand new water main providing excellent water pressure.





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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