



Woodland Close, Risby, Suffolk, IP28 6QN

MARK · EWIN
BURY ST EDMUNDS

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Located in the popular village of Risby and boasting field views to the rear is this three-bedroom property.

The ground floor offers flexible accommodation to include an entrance hall, sitting room, dining room and fitted kitchen. Additional benefits include a cloakroom and conservatory leading to the garden. On the first floor, a landing leads to three bedrooms along with a family bathroom.

Externally, the property boasts a beautifully presented garden to the front and rear. The front has been tastefully paved and is bordered by planted beds hosting a variety of shrubs. At the rear, the delightful garden is laid to lawn with carefully planted beds and a scenic outlook over the fields.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage.
Heating via oil fired central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

Proceed along the A14 towards Newmarket. Turn off at the turning signposted Risby and at the roundabout take the first turning to Risby. Continue in to the village and bear left at the village green. Woodland Close can be found further down this road on the left hand side.

Location

Risby is a village set approximately 3 miles west of Bury St Edmunds with excellent school facilities. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. With two parks either side including Nowton Park and Hardwick Heath and close access to the west Suffolk hospital. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hallway 5' 5" x 5' 10" (1.66m x 1.79m)

Sitting Room 20' 10" x 11' 5" (6.34m x 3.49m)

Kitchen 10' 2" x 10' 0" (3.11m x 3.05m)

Dining Room 10' 2" x 10' 0" (3.11m x 3.05m)

Conservatory 11' 4" x 7' 0" (3.46m x 2.13m)

Cloakroom 5' 5" x 3' 10" (1.66m x 1.18m)

Lobby 5' 10" x 4' 5" (1.79m x 1.35m)

Landing 11' 9" x 5' 7" (3.57m x 1.71m)

Bedroom 16' 0" x 8' 11" (4.88m x 2.73m)

Bedroom 12' 0" x 7' 7" (3.65m x 2.32m)

Bedroom 11' 11" x 7' 9" (3.64m x 2.35m)

Bathroom 6' 8" x 5' 5" (2.02m x 1.64m)

Front & Rear Gardens

Driveway & Garage

Additional Information:

Council Tax Band: D

EPC Rating: TBC

Tenure: Freehold

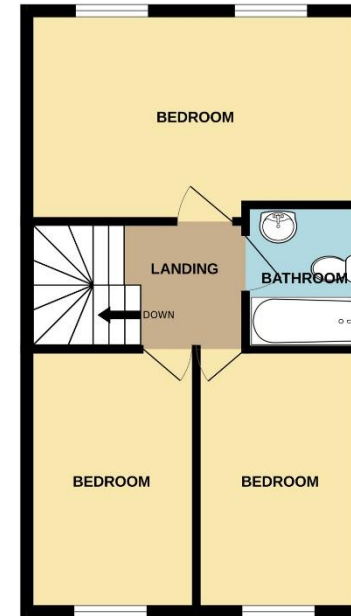
Guide Price £375,000
Freehold



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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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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