

2 Riseway Close, Bury St. Edmunds

Guide Price £425,000

THE M&G PARTNERSHIP

2 Riseway Close

Bury St. Edmunds

- Spacious, Detached Family Home
- Occupying A Prime Location
- Cloakroom, Family Bathroom & En-Suite
- Scope To Reconfigure To An Open-Plan Kitchen-Diner
- Large Principal Bedroom With En-Suite
- Driveway Parking & Double Garage
- Generous, Enclosed Rear Garden
- NO UPWARD CHAIN

A spacious four-bedroom detached family home, occupying a popular and well served setting, within easy reach of Hardwick Heath, Nowton Park and the West Suffolk Hospital.

Offered for sale with NO UPWARD CHAIN, the property would benefit from some updating, but has all the makings of a wonderful long-term family home. The well-planned accommodation includes a dual-aspect sitting room, a separate dining room and a good sized kitchen. On the first floor, there is a principal bedroom with refitted en-suite shower room, three further bedrooms and a family bathroom. Further benefits include gas-fired central heating and sealed unit glazing.

Outside, the property enjoys enclosed gardens, together with a double garage. In our opinion, the house would be ideal for anyone wanting to put their 'own stamp' on a home whilst adding to its value in a forever desirable location.







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Entrance Porch

Entrance Hall
Cloakroom

Living Room
18' 10" x 11' 10" (5.74m x 3.60m)
Dining Room
10' 2" x 9' 9" (3.09m x 2.98m)
Kitchen
11' 11" x 10' 4" (3.63m x 3.15m)
Principal Bedroom
12' 9" x 12' 7" (3.88m x 3.84m)
En Suite Shower

Bedroom 2
14' 6" x 10' 10" (4.41m x 3.31m)
Bedroom 3
11' 1" x 9' 11" (3.39m x 3.03m)
Bedroom 4
8' 11" x 8' 8" (2.73m x 2.64m)
Family bathroom

Outside
The gardens to the front of the house are of open plan design, laid mainly to lawn. The double garage has light and power connected and a rear courtesy door. The rear gardens are of a good size and include a large patio area, lawn and planted borders.

Energy Performance Rating: D

Council Tax: Band E - West Suffolk

Services: All main services are connected

Broadband - Ofcom states Ultrafast Broadband is available

Mobile: Ofcom states all providers are likely

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Floor 0



Floor 1

Approximate total area(1)

147.8 m²

1592 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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