



ORCHARD CLOSE, RISBY

IP28 6QL

£900,000
FREEHOLD

This immaculate five-bedroom detached home is set within the highly sought-after village of Risby, offering an exceptional blend of modern comfort and stylish living. The heart of the home is a spacious and beautifully presented kitchen and family area, complemented by high-quality fittings and an abundance of natural light. The property boasts five well-proportioned bedrooms, including two luxurious en suites.

Externally, the home continues to impress with private south-facing gardens, perfect for enjoying sunny days and outdoor gatherings. A double garage provides ample parking and storage space.

Further enhancing its appeal, the property is equipped with energy-efficient solar panels and an air source heating system, offering both environmental benefits and reduced running costs. A bespoke bar area adds a unique and stylish touch, ideal for entertaining.

Located in the popular village of Risby, this exceptional home combines peaceful countryside living with convenient access to nearby amenities and transport links. Early viewing is highly recommended to fully appreciate all that this stunning property has to offer.

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ORCHARD CLOSE

- Beautifully Presented Five Bedroom Detached Family Home
- Impressive Sized Stylish Kitchen/Dining Room
- Master Bedroom With Dressing Room & En-Suite
- New Air Source Heat Pump & Underfloor Heating
- Family/Games Room With A Fitted Bar
- Guest Bedroom With En-Suite
- Double Garage & Driveway For Ample Parking
- Large Well Kept Gardens With Remote Garden Lights
- 18 Owned Solar Panels & EV Charger
- Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with a vaulted ceiling. Two double door storage cupboards. Window to rear and viewing window into the kitchen. Underfloor heating.

Sitting Room

Impressive in size with dual aspect windows to the front and side. Bi-Folding doors opening directly to the terrace and rear garden. Underfloor heating.

Kitchen/Dining Room

A wide range of base and eye level cabinets and drawer units with ample Quartz work surface over. Inset sink and drainer. Central island offering more low-level drawer and cabinets with an integrated wine fridge. Integrated eye level double electric oven, induction hob with extractor hood over and space for an American style fridge freezer. Opening to a spacious dining area with built in cabinets. Bi fold doors opening to the side and rear seating areas. Viewing window to the entrance hall. Underfloor heating.

Inner Hall

Stairs leading to the first floor. Radiator.

Cloakroom

WC and pedestal wash basin. Bespoke fitted storage units. Window to front. Radiator.

Family/Games Room/ Bar

Fitted bar with shelving and cabinets. French doors to the side. Radiator.

Office

Patio doors opening to the side. Radiator.

Utility Room

Storage cupboard with work top over. Space for washing machine. Window to front and side. Screen housing to water tank.

Landing

Storage and cupboard. Radiator. The front landing has a glass panel overlooking the entrance hall. Large window to front. Loft access.

Master Suite

Impressive in size with feature wall panelling. Windows to side and rear enjoying plenty of natural light. Radiator.

Dressing Room

Partition wall leads to the dressing area with windows to front and side. Radiator.

En-Suite

Contemporary suite, vanity unit with inset wash basin and WC. Bath with wall mounted tv and handheld pull out shower head. Separate shower cubicle with rainfall shower head. 2 Heated towel rails. Heated mirror with Bluetooth speaker and led lighting.

Bedroom 2

Large double room with fitted wardrobes. Dual aspect windows to rear and side. Fitted shutters. Two radiators.

En-Suite

Vanity unit with inset wash basin, WC. Bath fully tiled. Window to side. Heated towel rail.

Bedroom 3

Double room with window to side with fitted shutters. Radiator.

Bedroom 4

Double room with fitted wardrobes. Window to side with fitted shutters. Radiator.

Bedroom 5

Double room. Window to side and fitted shutters. Radiator.

Study

Window to front and side window overlooking the vaulted entrance hall. Radiator.

Shower Room

Contemporary suite, WC and vanity unit with wash basin. Separate shower cubicle with rainfall shower head and handheld shower head. Window to front. Heated towel rail.

Outside

Approach the front of the property, fully enclosed by secure fencing and mature well-kept hedging. The large driveway leads directly to the double garage offering ample off-road parking. A second shingle area for more parking and steps leading to the wrap around garden. Steps to the front door and gated side access to the garage and garden.

The large side garden is laid mainly to lawn border by shrub, flower beds, mature trees and established hedging offering seclusion and privacy. A low maintenance shingle seating area provides a lovely entertaining space, with raised flower beds and a shed for storage. The garden continues with a large porcelain patio seating area leading to a well-kept lawn, border by well stocked flower beds and enclosed by mature hedging. There is an added bonus of a low maintenance shingle area to the back of the garage, with raised vegetable patch. Gated side access to the front driveway and garage.

Double Garage

Double garage with window and pedestrian door. Power connected.

Agent's Note

18 Solar panels and three batteries (7.2kw storage) Ask agent about costs. EV car charger. Heat control through an app or touchscreens.



ORCHARD CLOSE





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Approximate total area⁽¹⁾
 2911 ft²
 270.4 m²

Reduced headroom
 17 ft²
 1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: F

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