



Hanbury Paddocks, Risby, Bury St Edmunds

Sheridans



Hanbury Paddocks, Risby, Bury St Edmunds IP28 6US

Guide Price £375,000

Delightful 4 bedroom end terraced house, with scope to extend (stpp), providing well appointed accommodation situated in a quiet development within this highly regarded village.

Situated in the heart of the village of Risby, this attractive rendered house with pantiled roof and red brick plinth has so much to offer with a separate self contained studio/annexe, 2 car lodge parking spaces and garden with far reaching countryside views. Perfect for families and professionals alike and ideally located close to the A14 and just a short drive from Bury St Edmunds.

The accommodation in brief comprises of an entrance hall, cloakroom with stairs off to the first floor and leading to the spacious double aspect sitting room with feature fireplace housing cosy log burner and door opening to the garden. Well appointed bright and airy kitchen/diner offers ample storage, worktop over and integrated fridge / freezer with space for appliances. On the first floor, a landing leads to the four comfortable bedrooms and family bathroom, completing the first floor accommodation.

A notable feature is the separate studio/annexe with

kitchenette, shower room and open plan living/bedroom space. There is a door to small secluded area with far reaching views.

Outside

Pedestrian access to front door with vehicular access to the rear of the property offering 2 car port parking spaces. There is a courtesy door giving access to the rear garden which is mainly laid to lawn with planted borders. Oil Tank.

Location

The property occupies a delightful setting set back from the road. 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 and garden nursery, excellent village hall, public house and 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 right onto Hanbury Paddocks.

- Modern well presented home
- Spacious accommodation
- Separate studio/annexe
- Good sized garden
- TWO car port parking spaces
- Quiet village location
- Double glazing
- Scope to extend (stpp)
- Oil Fired central heating
- Countryside views

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Services

Mains electricity, water and drainage.

Oil fired central heating

Council Tax Band: West Suffolk Band - D

Broadband speed: Up to 1800 mbps available (Source Ofcom)

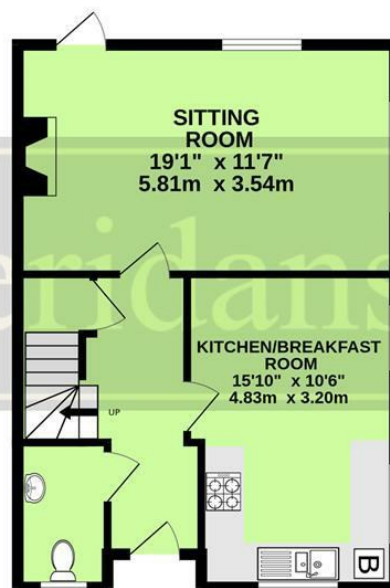
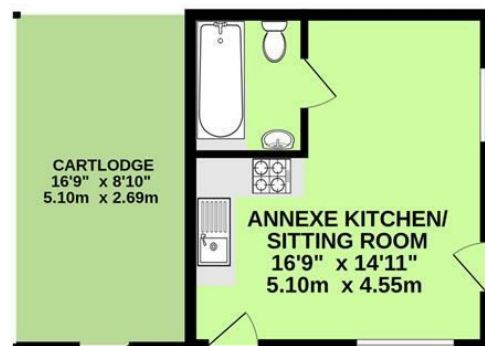
Mobile phone signal for: EE, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low

Please Note: service charges for maintenance of communal areas £35 per month

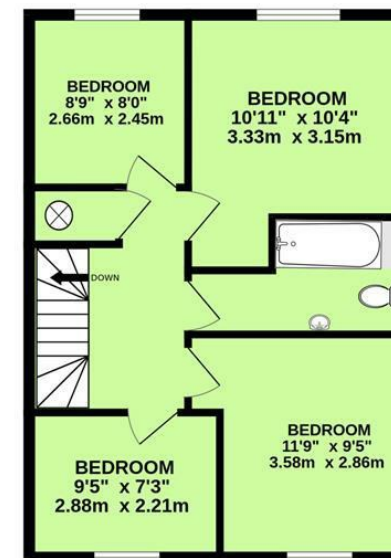


GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



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.

Sheridans Estate Agents

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