



Church Close, Risby, Suffolk, IP28 6RH

MARK · EWIN
BURY ST EDMUNDS

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An attractive two-bedroom home situated in the sought-after village of Risby, offering flexible living space and a generously sized garden.

The ground floor accommodation comprises a welcoming entrance hall, WC, and a comfortable sitting room which flows through to a study with doors opening directly onto the rear garden. Further ground floor features include a separate dining room, a well-appointed fitted kitchen, utility room, an additional WC, and a bright conservatory providing extra living space. To the first floor are two well-proportioned bedrooms, one benefitting from built-in cupboards, along with a modern family bathroom completing the accommodation. Externally, the spacious rear garden is predominantly laid to lawn, complemented by a paved patio area and an attractive selection of mature shrubs and trees, creating a pleasant and private outdoor space. The property further benefits from an air source heat pump and solar panels, enhancing energy efficiency.

Agents note: There is a flying freehold on this property.

Additional Information

Tenure: Freehold

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

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

Services: Mains Electric, Water & Drainage. Heating via an air source heat pump.

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



Directions

Heading west along the A14 leave at junction 41, continue straight sign posted Risby, continue along this road into the village of Risby, turn right into South Street and follow the road. Turn right onto School Road. Follow the road and then turn left onto Church Close where the property can be found.

Location

Risby is a very desirable and pretty village with a thriving community. The village enjoys a range of local amenities including a well regarded school, antiques centre and garden nursery, village hall, public house and parish church. Risby is only 3 miles from Bury St Edmunds and it's offering of schooling and recreational facilities along with rail and road links.

Accommodation:

Entrance Hall 9' 11" x 17' 0" (3.02m reducing to 0.80m x 5.17m)

Sitting Room 10' 10" x 10' 1" (3.30m x 3.08m)

Dining Room 12' 3" x 10' 2" (3.73m x 3.11m)

Kitchen 13' 8" x 6' 10" (4.16m x 2.08m)

Study 10' 2" x 8' 7" (3.09m x 2.62m)

WC 2' 11" x 4' 11" (0.90m x 1.51m)

Hallway 22' 3" x 3' 6" (6.78m x 1.07m)

Utility Room 11' 6" x 6' 11" (3.50m x 2.11m)

WC 2' 9" x 5' 3" (0.84m x 1.59m)

Conservatory 9' 10" x 7' 7" (3.00m x 2.30m)

Landing 6' 6" x 15' 5" (1.97m x 4.70m)

Bedroom 15' 3" x 9' 9" (4.64m x 2.96m)

Bedroom 15' 1" x 9' 0" (4.61m x 2.74m)

Bathroom 6' 1" x 6' 5" (1.85m x 1.96m)

Rear Garden

Additional Information:

Council Tax Band: B

EPC Rating: F

Tenure: Freehold

Offers Over £270,000
Freehold



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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