



School Road, Risby

Sheridans







# School Road, Risby IP28 6RG

Guide Price £745,000

Outstanding detached five bedroomed family house providing a substantial level of accommodation in one of the area's most sought-after villages.

This wonderful individual family house was built about 45 years' ago to a particularly high standard with attention given to unique and traditional features, coupled with splendid, proportioned rooms. From the moment you enter the house the feeling of space is tremendous and whilst the accommodation extends to over 3000 sq.ft., the space is particularly flexible and suits a variety of buyers looking to live on one of the area's most favoured and thriving, yet unspoilt villages.

Benefitting from oil fired radiator central heating, double glazing and solar panels, the accommodation comprises an entrance porch leading to the particularly large reception hall, creating a wonderful first impression with a fine staircase and door to a spacious cloakroom. The huge 23ft dual aspect sitting room has a feature fireplace and glass doors to the rear gardens as does the separate dining room. Boasting a lovely light and airy atmosphere created by an attractive glass gable and doors overlooking rear gardens, the kitchen/dining room is a splendid room for entertaining, fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by built-in quality appliances. A separate utility/boot room is a particularly useful space with a large cloaks cupboard, sink and doors to both front and rear.

The fine staircase leads to the impressive landing with a range of windows to front and built-in cupboard's including airing cupboard.

The principal bedroom is dual aspect with fitted wardrobes and large en-suite bathroom with separate shower enclosure. The remaining bedrooms have fitted wardrobes and are served by the family bathroom.

The first floor landing leads to the incredible family room/huge bedroom with large window to front affording far reaching views. The adjoining dressing room with fitted cupboard's, leads through to a further en-suite shower room, completing the accommodation.

## Outside

The house is approached along a driveway providing parking for at least five cars and access to the integral double garage. The front gardens are mostly laid to lawn and include a very impressive Monkey Puzzle Tree. To the rear are charming South facing gardens stocked with an abundance of flowering plants, shrubs and mature trees. A pergola with a mature Wisteria is of particular note, as is the large paved terrace creating an ideal area for outdoor entertaining and al-fresco dining.

## Location

The property occupies a delightful setting in undoubtedly one of the area's most sought after conservation villages. Risby is a very pretty and thriving village with a range of local amenities including a well-regarded primary school and 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.

- Beautifully presented 3000 sq.ft., five bedroomed family house
- Sought after village location
- Well-proportioned rooms
- Quality and bespoke features
- Large reception hall with fine staircase to galleried landing
- Sitting room, dining room
- Well-equipped kitchen/dining room, utility, cloakroom
- Four bedrooms, two bathrooms + Large family room/bedroom, dressing room, en-suite
- Plenty of parking, double garage, well-tended South facing gardens

## Directions

From the centre of Risby and the village green, proceed along School Road, where the driveway leading to the house will be found on the right-hand side.

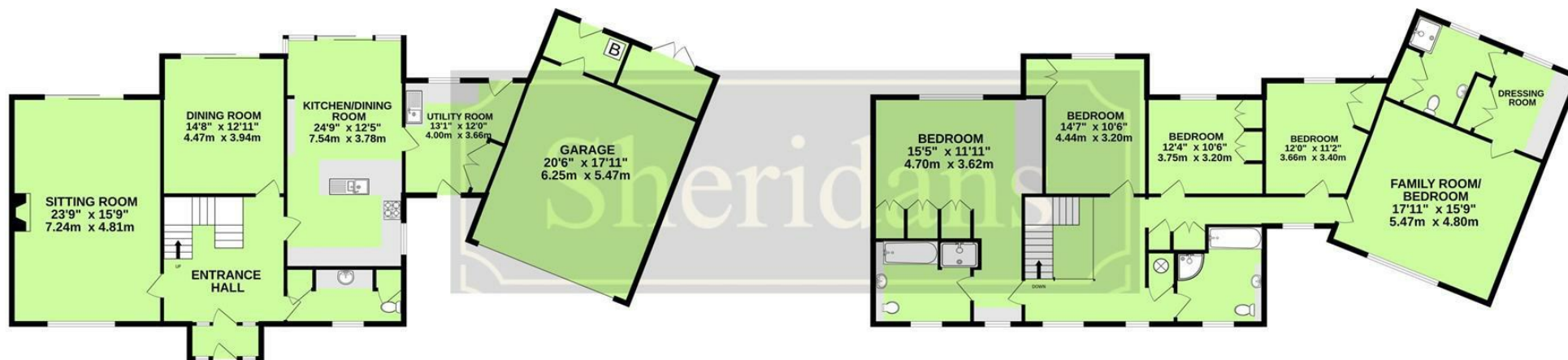
## Services

Mains electricity, water and drainage are connected. Oil fired radiator central heating. Council Tax Band G. EPC Rating: D.



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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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.

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