Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Orchard House, Welham Lane, Risby, Bury St. Edmunds, Suffolk, IP28 6QT

FEELS LIKE HOME– Sometimes a property comes onto the market, which offers such a lovely balance of accommodation and charm, that you instantly feel that you may have found your ideal home.

This individual detached house was built in 1939 and has been extended and much improved by the present vendors. Set in established gardens and located just off the village centre, this is a property that must be viewed internally to be fully appreciated.

- Attractively presented detached village property
- Entrance hall, kitchen with open plan dining room
- Sitting room with open fire, superb garden room/conservatory
- 3 good sized bedrooms. Oil fired central heating
- Enclosed gardens, ample parking, large garage/store

Guide Price £425,000

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Welham Lane, Risby, Bury St. Edmunds, Suffolk, IP28 6QT

General Information

The property occupies a pleasant setting just off the village centre with open views to the front and a private business park to the rear. Set in established south facing gardens which afford an excellent degree of privacy, the house benefits from a good sized single garage and ample parking.

Risby is a thriving village just 3 miles to the west of Bury St Edmunds and has a variety of amenities including primary school, village hall, recreation ground, public house and garden/antiques centre. The A14 is within easy reach, providing a fast route to Ipswich, Cambridge and London via the M11.

As previously mentioned, Orchard House was built in 1939 and has since been extended and much improved. Whilst there is still potential for further extension, the existing property already offers a very comfortable range of accommodation which is well appointed throughout.

On the ground floor: The entrance hall gives access to the large bathroom and the spacious kitchen which is then open plan to a social dining area. An inner lobby with a staircase to the first floor also gives access to the sitting room and conservatory. The sitting room is dual aspect and includes a working open fireplace and part wood-panelled walls. The conservatory/garden room is a lovely space to sit and enjoy views of the gardens and is one of the many notable features of the house.

On the first floor: A spacious landing area with 3 built-in cupboards, leads to a cloakroom and all 3 good sized bedrooms.

Outside
To the front of the house are fence enclosed gardens which are laid to lawn and planted with a variety of shrubs and trees. A gravelled area provides ample parking and gives access to the large single garage which has a storeroom/workshop to the rear, which also houses the oil fired boiler serving the central heating.

A side garden with sheltered decked area provides yet another area to sit and relax and leads to the enclosed rear gardens which are again laid to lawn and include a timber Summer House. To the far side of the house is a further area of garden with an additional timber garden shed.

Directions
Leave Bury St. Edmunds along Newmarket Road towards the A14. On reaching the main roundabout continue under the flyover towards Fornahm All Saints taking the 3rd exit signposted Fornham and Marham Park. Take the next left hand turning toward Risby. Stay on this road until reaching the village centre/village green. At the T-Juntion, turn left, then immediately right into Welham Lane. The property will eventually be seen on the left-hand side.

Entrance Hall

Kitchen 13'11 x 7'9 (4.24m x 2.36m)

Dining Room 10'2 x 10'2 (3.10m x 3.10m)

Sitting Room 14'1 x 11'2 (4.29m x 3.40m)

Conservatory/Garden Room 16'1 x 9'7 (4.90m x 2.92m)

Bathroom 12'0 x 5'5 (3.66m x 1.65m)

Landing

Bedroom 1 14'1 x 11'2 (4.29m x 3.40m)

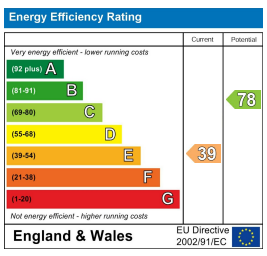
Bedroom 2 10'2 x 10'2 (3.10m x 3.10m)

Bedroom 3 8'0 x 7'5 (2.44m x 2.26m)

Cloakroom

Garage 14'8 x 9'11 (4.47m x 3.02m)

Store



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Conservatory/Garden Room
Dining Room
Lobby
Sitting Room
Kitchen
Hall
Bathroom
B
Store
Garage
Bedroom 2
Bedroom 3
Landing
Bedroom 1