THE
Mortimer
& Gausden
PARTNERSHIP

26 South Street, Risby,
Bury St. Edmunds, IP28 6QU

Guide Price
£325,000

Deceptively Spacious & Well-Situated Three Bedroom Home

Situated within the highly regarded village of Risby, this delightful home enjoys a wonderful setting surrounded by open countryside whilst remaining conveniently close to Bury St Edmunds.

Risby is a picturesque and well-connected Suffolk village, appreciated for its attractive rural surroundings, welcoming community atmosphere, and excellent local amenities including a popular village pub, parish church, and nearby countryside walks.

The village offers convenient access to the A14, making it particularly well suited for commuters travelling towards Cambridge, Ipswich, and beyond, whilst the historic market town of Bury St Edmunds provides an excellent range of shopping, dining, schooling, and leisure facilities just a short drive away.

Combining the charm of countryside living with everyday convenience, Risby continues to be regarded as one of the area's most desirable and sought-after village locations.

Upon arrival you are greeted by ample driveway parking, leading to the single garage and front door.

- Well-Presented & Deceptively Spacious
- Three Double Bedrooms
- Universal, Ground Floor Reception Room
- Large, Mostly Laid To Lawn Rear Garden
- Single Garage With Internal Access
- Desirable Village Setting
- Fitted Wardrobes Plus Ample Storage
- Countryside Views To The Rear

Ground Floor:
Upon entry, you are greeted by an entrance hall complete with hardflooring. The sizeable kitchen-living area is well appointed and is currently utilised as the main lounge overlooking the rear garden, however this could be used as a generous kitchen-diner. The kitchen supports a choice of low and eye-level storage across a split counter, as well as space and plumbing for a fridge and washing machine. Integrated appliances include an eye-line oven / grill, electric hob and extractor fan. A large pantry can also be found as well as access into the rear of the garage which supports further power and plumbing facilties for additional white goods, including the washing machine.

A well apportioned reception room overlooks the front of the property, currently utilised as a fourth bedroom, but has previously been a lounge, dining room and/or office.

Completing the ground floor you find large understairs storage, as well as the contemporary shower room fitted with wc, basin, walk-in shower, heated towel rail and vanity unit.

First Floor:
The landing holds access to all three double bedrooms as well as a large walk-in storage cupboard, holding the potential of being converted into a first floor wc.

Bedroom one is a large double bedroom overlooking the rear of the property, whilst supporting fitted storage. Bedroom three also overlooks the rear.

Bedroom two is a generous double, supporting large walk-in storage, again holding the potential for reconfiguration.

Outside:
The wonderful, mostly laid to lawn rear garden provides patio space leading from the double doors, whilst supporting stunning countryside views over arable farmland.

Agent Notes:
EPC Rating - Awaiting
Council Tax - C (West Suffolk)
Mains electric, water and drainage
Oil fired heating
What3Words: ///glorified.shackles.textiles
Ofcom states all mobile providers are likely
Ofcom states superfast broadband is available

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