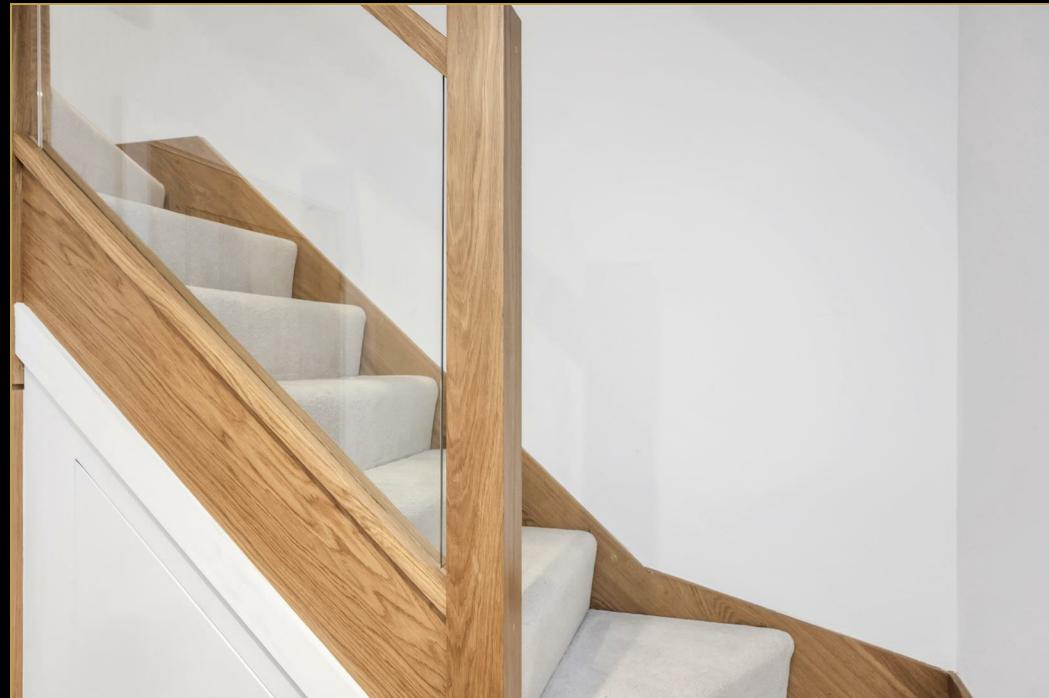




The Green, Risby

Sheridans



Choice of 3 superb brand new three bedroom houses with a study overlooking the green in the heart of the sought after village of Risby.

With a completion date of early 2026, this exclusive development of only three particularly well crafted houses offering quality features including air source heating and full triple glazing. Each house will offer quality kitchens in shaker style with integrated appliances including; dishwasher, fridge / freezer, oven and induction hob and Quartz Worktops.

The bathrooms will include Ceramic Tiled floors and full height tiles in the shower and the bath, electric towel rail, fixed glass enclosure, wall hung vanity with integrated sink.

General finishes will include LVT flooring throughout ground floor, solid doors doors and aluminium clad windows. The heating and lighting will include underfloor heating to ground floor with radiators upstairs. Air source heat pump. LED down lights downstairs, in bathrooms and hallways and pendant light kits to bedrooms.

The accommodation in brief comprises an entrance hall with stairs off to first floor and door to a cloakroom and a separate utility/cupboard. The sitting room has a bay window overlooking the village green and opening to the kitchen/dining room.

On the first floor are two double bedrooms including the principal bedroom with stylish en-suite shower room. A bathroom and a study/nursery/dressing room are located on this floor. Stairs lead from the first floor landing to the large second floor bedroom, completing the accommodation.

Outside

A shared block paved drive leads to the front of the properties providing parking for two cars. To the front will be newly planted hedging and estate fencing. The enclosed rear gardens will include Sandstone patios creating ideal out areas for entertaining and al-fresco dining. Outside lighting to front and rear.

Location

This small exclusive development occupies a prominent setting overlooking village green and pond in what is undoubtedly one of the areas most sought after conservation villages. Bury St Edmunds is three miles away and offers a range of schooling, shopping, recreational, and cultural facilities. There is immediate access from Risby village to the A14 giving quick and convenient connections to Newmarket and Cambridge, and all main railway line stations to London.

The historic market town of Bury St Edmunds offers well-regarded schools and sports facilities, and uniquely independent shops (and well known high street stores, and including a Waitrose supermarket and Marks and Spencer food hall), and the beautiful parks, cinemas, theatres and restaurants for which the town is famously known as the 'jewel in the crown of Suffolk'.

Directions

When proceeding into the centre of the village from the direction of Bury St Edmunds and the A14, the houses will be found overlooking the central green in the heart of the village.

Services

Mains electricity, drainage and water are connected. Air source heating (under floor on ground floor, radiators on first and second

- Choice of 3 particularly well crafted brand new houses with estimated completion start of 2026
- Off road parking for 2 cars
- Enclosed gardens
- Views across picturesque green in sought after village location
- Bespoke kitchens with integrated appliances
- Air source heating (underfloor and radiators)
- Sitting room, kitchen/dining room
- Three bedrooms
- Cloakroom, study/dressing room
- En-suite shower, family bathroom

floors)

Council Tax: West Suffolk Council Tax Band B

Broadband speed: Up to 48 mbps available (Source Ofcom)

Mobile phone signal for: Three and O2 (Source Ofcom)

Flood Risk: Very low

Agent Note

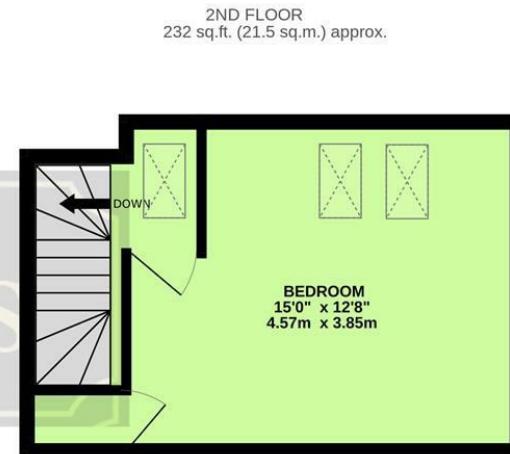
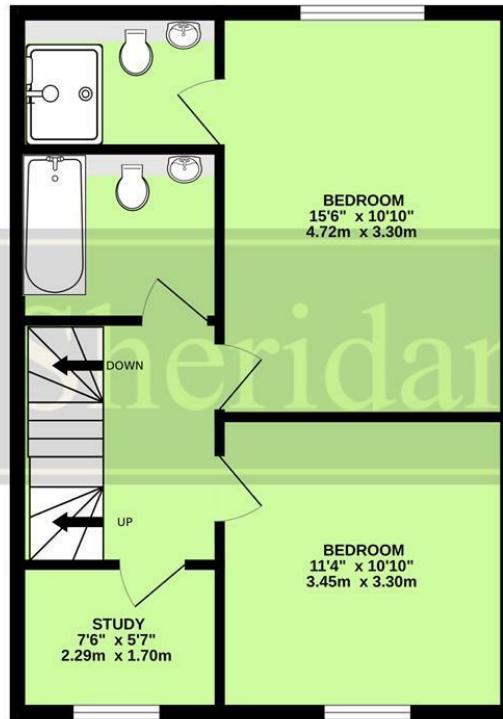
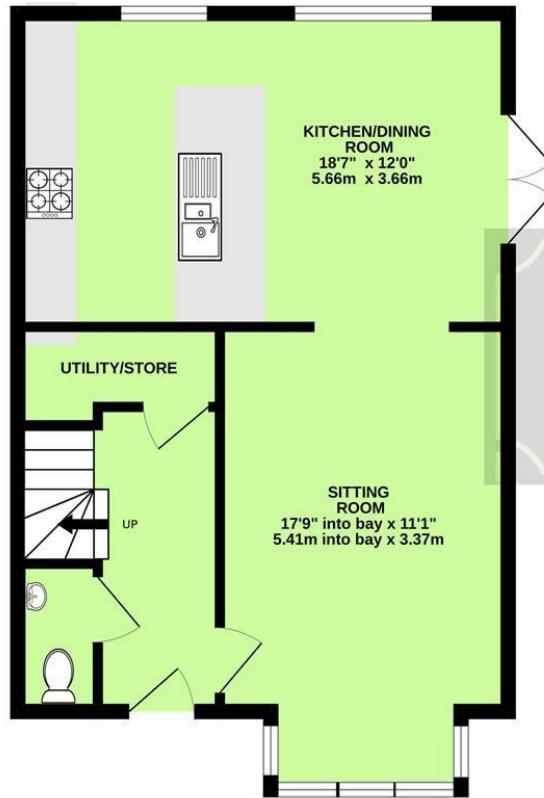
There will be carpet on the first and second floor and there are also fitted wardrobes to bedroom 1 and 2 (the bedrooms on the first floor). The bathrooms will also have wall mounted mirrored vanity units.



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.

TOTAL FLOOR AREA : 1260 sq.ft. (117.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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