



**Welham Lane, Risby, Bury St. Edmunds**

**Sheridans**







# Welham Lane, Risby, Bury St. Edmunds IP28 6QS

Guide Price £550,000

Substantial single storey detached home (approx 2,000sqft) offering versatile accommodation with 4th ensuite bedroom (in garage) and located in secluded village centre setting with private gardens and large pond.

Built about 50 years ago of traditional brick construction beneath a tiled roof, this unique single storey home provides a surprising level of accommodation complemented by private gardens including a large feature pond and situated only a stones throw from the centre of the this very sought after village.

Benefitting from oil fired radiator central heating, the accommodation currently in brief comprises an entrance hall with door to the cloakroom and door to the spacious sitting room with feature fireplace and French doors to the conservatory and door to the separate dining room. The kitchen is fitted with a matching range of units providing plenty of drawer and cupboard space with spaces for appliances and walk in pantry. A separate utility is accessed through French doors from the garden. The three comfortable bedrooms are served by the large ensuite bathroom and separate shower room, completing the accommodation.

## Outside

To the front there is a driveway providing extensive parking leading to a converted double garage with bedroom and shower room. The property has generous gardens to the front and rear providing the occupants with a high degree of privacy and seclusion. To the side of is a large pond stretching the entire length of the garden. There are numerous garden stores/sheds and a large terrace is an ideal area for entertaining and al-fresco dining, overlooking the gardens and pond.

## Location

The property occupies a tucked away setting down a quiet no through lane. situated just off the picturesque village green. 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 most sought after village of Risby, comprises of mostly attractive period properties and has amenities including an antique and garden centre, village pub, private and primary schools, large village hall and parish church.

Risby provides excellent access to the A14 dual carriageway and is situated approximately three miles to the west of the historic market town of Bury St Edmunds and the excellent range of local facilities this picturesque market town has to offer. 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

From Bury St Edmunds, proceed west on the A14 and take the turning signposted Risby. At the T junction turn right towards the centre of the village and just before the village green on the right, turn left onto Welham Lane where the property will be found down the lane on the right.

- Substantial single storey home in delightful tucked away setting
- Sought after village location
- Ample parking, converted double garage/annexe with shower
- Flexible accommodation
- Private well stocked gardens
- Sitting room, dining room
- Conservatory
- Kitchen breakfast room, walk in pantry, utility
- Three bedrooms
- Bathroom, shower room, cloakroom

## Services

Mains electricity, water and drainage. Oil fired radiator central heating.

Council - West Suffolk Tax Band F

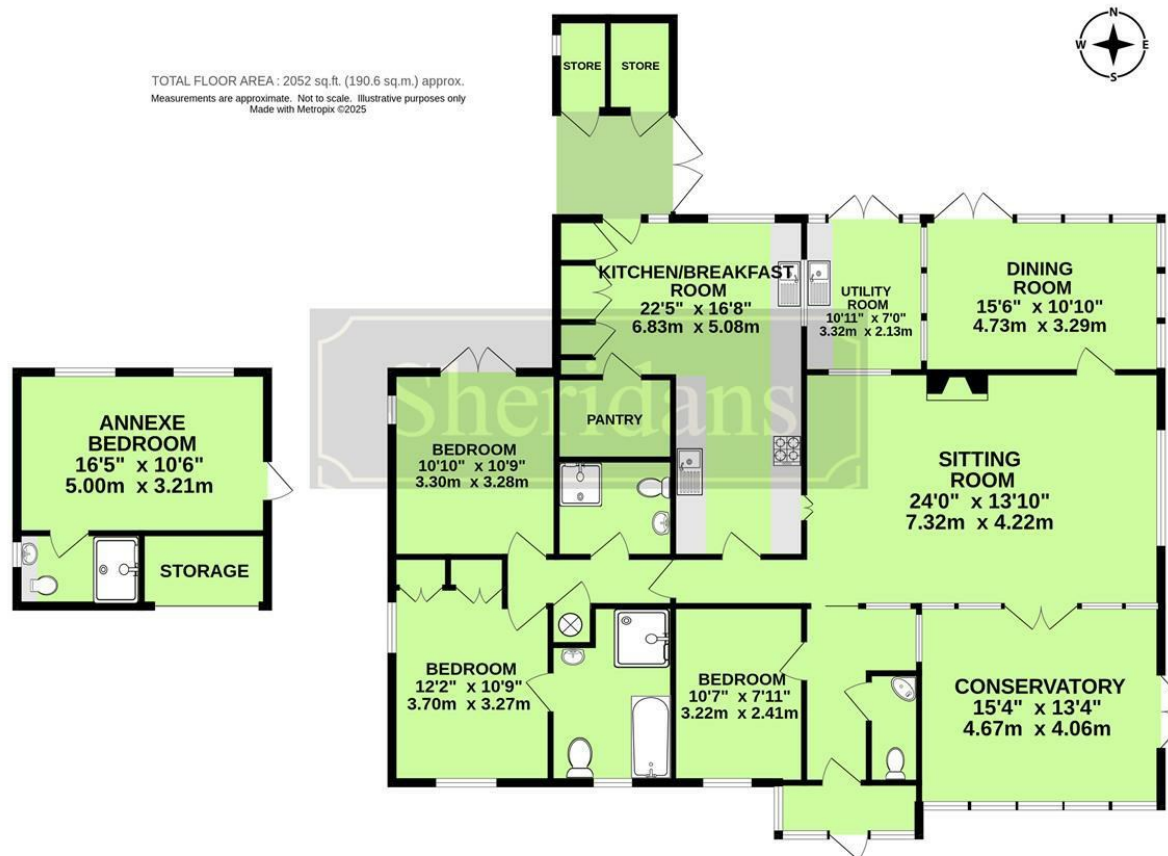
Broadband speed: Up to 50 mbps available (Source Ofcom)

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

Flood Risk: No Risk

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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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