



**School Road, Risby, Bury St. Edmunds**

**Sheridans**







# School Road, Risby, Bury St. Edmunds IP28 6RG

Guide Price £725,000

Extended family home providing a substantial level of accommodation in one of the area's most sought-after villages.

Built around 45 years ago, this splendid individual family house offers a surprising level of much-improved and updated accommodation, benefitting from a superb, more recently built single-storey rear extension. This has created a large "live-in" kitchen/dining/family room with a wonderful feeling of space and views over the south-facing gardens. The house enjoys a delightful elevated setting within the heart of the sought-after and picturesque village of Risby, providing excellent access to Bury St Edmunds, Newmarket and Cambridge.

Benefitting from oil-fired radiator central heating and double glazing, the accommodation - just under 1,950 sq ft - currently comprises an entrance porch and entrance hall with stairs to the first floor, and doors to the cloakroom and study, which has a window to the front. The dual-aspect sitting room features a fireplace and sliding glass doors to the gardens, while the music room is a versatile reception space with double doors to the entrance hall and an opening through to the stunning triple-aspect "live-in" kitchen/dining/family room. This room is undoubtedly the main feature of the property, offering a wonderful sense of space with underfloor heating, French doors to the garden, and a seamless flow into the well-equipped kitchen with integrated appliances and a separate utility room.

On the first floor are four bedrooms, including the spacious principal bedroom with two fitted double wardrobes and a generous en-suite. Two of the remaining three bedrooms also have

fitted wardrobes and are served by the family bathroom, completing the accommodation.

## Outside

The house is approached via a driveway providing off-road parking and access to the detached double garage with an electric roller door. To the front and side are lawned gardens, continuing through to the generous rear gardens which are also mainly laid to lawn and complemented by well-stocked flower beds, mature hedge borders and a large terrace—creating an ideal area for outdoor entertaining and al-fresco dining, all enjoying the southerly aspect. In all, the grounds extend to approximately 0.3 of an acre.

## Location

The property occupies a delightful elevated 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, 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.

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'.

- Extended family home in sought after location
- Ample vehicle parking, double garaging with electric roller door
- Generous south facing gardens extending to 0.3 of an acre
- Picturesque village convenient for Bury St Edmunds and Cambridge
- Sitting room
- Music room, study
- "Live in" kitchen/dining/family room
- Utility, cloakroom
- Principal bedroom with en-suite
- Three bedrooms, family bathroom

## Directions

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

## Services

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

Council - West Suffolk - Tax Band F

Broadband speed: Up to 46 mbps available (Source Ofcom)

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

Flood Risk: Very Low (Source Gov.uk)



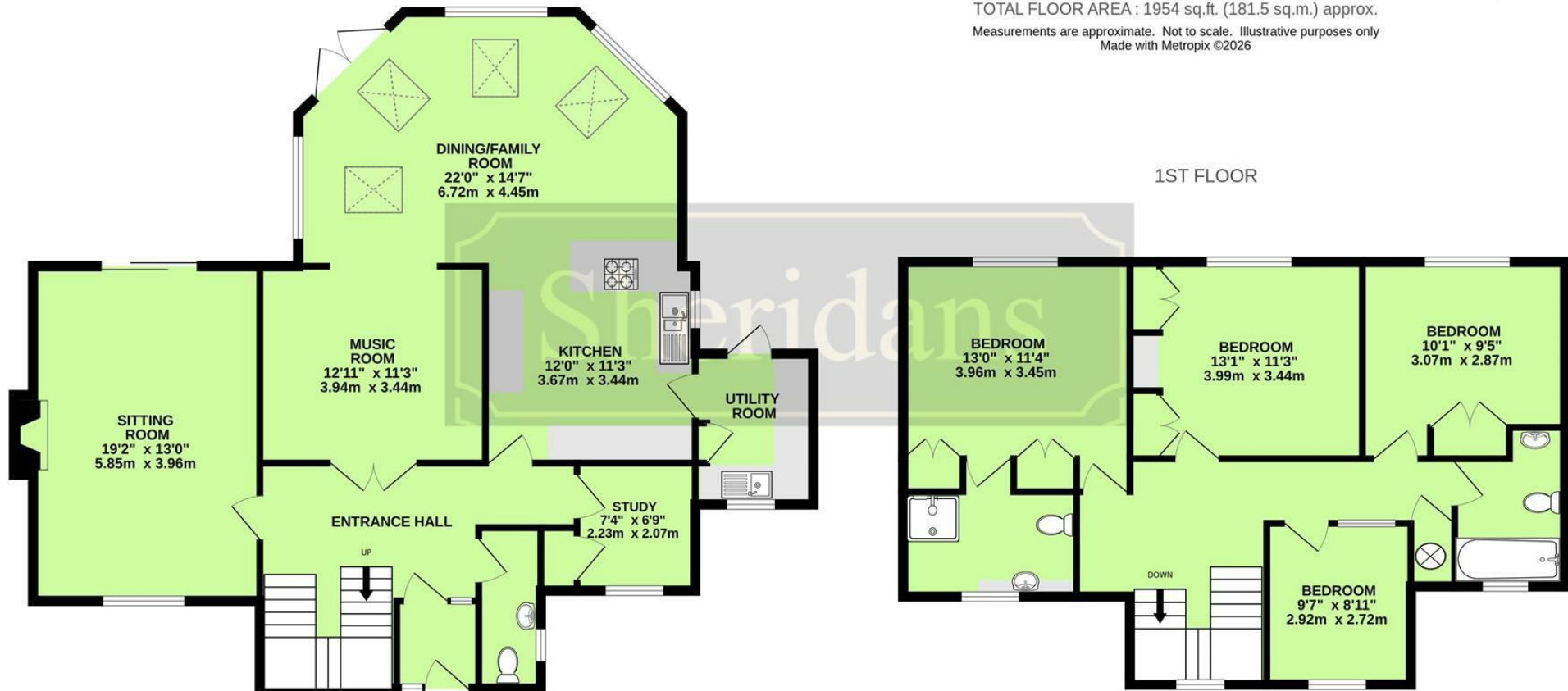
## GROUND FLOOR



TOTAL FLOOR AREA : 1954 sq.ft. (181.5 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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## 1ST FLOOR



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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