



15 Woodland Close, Risby

Minors & Brady



15 Woodland Close

Risby, Bury St. Edmunds

Set within a mature and established plot in the village of Risby, this detached 1970s bungalow offers a fantastic opportunity for a purchaser looking for a property they can update and make their own. Offered for sale chain-free, the accommodation provides a practical single-level layout with three bedrooms, separate sitting and dining rooms, a kitchen, shower room and additional WC.

While the property would benefit from modernisation throughout, it offers excellent potential to create a comfortable home tailored to your own taste and requirements, with the mature gardens and generous parking adding further appeal.



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- Chain free detached 1970s bungalow occupying a particularly attractive mature plot within a quiet village setting
- Spacious and versatile accommodation offering three well proportioned bedrooms, providing an excellent opportunity to create a comfortable home tailored to individual requirements
- Generous sitting room providing a comfortable main reception space with plenty of natural light and scope to update and personalise to suit your own style
- Separate dining room offering a useful additional reception space, ideal for family meals, entertaining or alternative use depending on the needs of the purchaser
- Fitted kitchen with a practical layout and useful storage, offering plenty of scope for modernisation and the opportunity to create a contemporary kitchen to your own specification
- Three good sized bedrooms, providing flexible accommodation for family living, guests, hobbies or home working
- Shower room and separate WC, offering practical facilities alongside the main living accommodation
- Exciting opportunity for modernisation throughout, with the property requiring updating and providing considerable scope for a purchaser to make it their own
- Attractive mature gardens to both the front and rear, with established trees, shrubs, areas of lawn and a patio immediately to the rear of the bungalow
- Driveway and additional gravelled parking area providing ample off road parking, complemented by a detached single garage with power and lighting, all situated within a desirable village location





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Location

Situated in the village of Risby, Woodland Close enjoys a peaceful residential setting within easy reach of local amenities and the surrounding Suffolk countryside. Risby has a strong village community, with a primary school and pre-school, village hall, playing field, pub, café, farm shop, and the Risby Barn shopping area all available locally. The nearby town of Bury St Edmunds provides a much wider range of shops, supermarkets, restaurants, leisure facilities, and healthcare services, while the A14 offers convenient road connections towards Cambridge, Ipswich, and beyond.

The surrounding countryside provides plenty of opportunities for walking and enjoying the rural landscape, while Bury St Edmunds railway station is approximately four miles away, providing further travel options.

Woodland Close, Risby

The property is approached via a driveway leading to the detached single garage, with power and lighting connected. Alongside the driveway is a further gravelled area, providing ample off road parking, while an area of lawn and established planting gives the front of the property an attractive approach.



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Inside, the entrance hall provides access to the principal accommodation, including the spacious sitting room and separate dining room. The sitting room offers a generous reception space with plenty of potential to create a comfortable area for relaxing, while the dining room provides a useful additional room for family meals or entertaining.

The fitted kitchen has a practical arrangement of units and work surfaces, with scope for updating to suit the requirements and style of the new owner. An inner hallway leads through to the three bedrooms and shower room, with the added benefit of a separate WC.

Outside, the mature rear garden is a particular feature of the property, being mainly laid to lawn and surrounded by established trees and shrubs. A patio area immediately to the rear of the bungalow provides a natural spot for outdoor seating, while the established planting and mature greenery give the garden a pleasant, private feel.



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Ground Floor

Approx. 100.8 sq. metres (1084.7 sq. feet)



Total area: approx. 100.8 sq. metres (1084.7 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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