



**Kilrush,
The Green, Risby, Suffolk.**

**DAVID
BURR**



KILRUSH, THE GREEN, RISBY, BURY ST. EDMUNDS, SUFFOLK. IP28 6QH

Risby is a very sought after village located approximately 6 miles from the popular market town of Bury St Edmunds and convenient for those wishing to commute further afield via the A14. The village features a fine parish church, two public houses and a popular antiques centre, there is also a primary school and farm shop, and the village has a regular bus service. More extensive facilities can be found in the historic cathedral town of Bury St Edmunds, which provides a full range of schooling, recreational and shopping facilities and main line railway station.

Built by the current owners to their specification with meticulous attention to detail, this substantial family home has been thoughtfully constructed to include character such as fireplaces, cornicing, deep skirting and a particularly elegant principal staircase. Further benefits include a large garage block, extensive parking and generous grounds. **In all about 0.86 acres.**

An exceptionally well-presented detached house with field views on the edge of this well-regarded Suffolk village.

ENTRANCE VESTIBULE: Fitted barrier matting, tiled floor, pretty arched window, deep skirting, cornicing and Tuscan pillars either side of an opening to:-

RECEPTION HALL: An exceptionally elegant area with a high ceiling, deep skirting, cornicing, curved staircase and bevelled glass double doors opening to:-

DRAWING ROOM: A splendid room with double doors opening to terracing and the garden beyond. Fireplace with tiled slips, hearth and moulded wood surround.

DINING ROOM: An elegant room well placed just off the kitchen and with a large curved bay which in turn provides views over the grounds.

AGA KITCHEN/BREAKFAST/LIVING ROOM: An exceptional space with views over the rear garden and two sets of double doors opening to terracing. The kitchen has been finished with an extensive range of hand-built solid wood units, a large matching dresser, display shelving, glass display cabinets and wine racking. **AGA**, Neff oven, combination

microwave oven and Bosch dishwasher. Thick Granite worktops continue on the matching breakfast island and incorporate a twin bowl sink unit with mixer tap over. Integrated fridge/freezer.

Inner Hall: Wall of glass overlooking terracing, extensive built-in storage cupboards and staircase off.

SITTING ROOM: Enjoying views over the garden and finished with wood panelled walls and a floor to ceiling red brick chimney with inset log burning stove on a tiled hearth. Bevelled glass double doors open to:-

FAMILY ROOM: A versatile space that has been finished with an emphasis on natural light and incorporates a set of double doors opening onto terracing and the garden beyond.

STUDY: Extensive fitted book shelving with storage below.

CLOAKROOM 1: With useful double cloaks cupboard, WC and wash hand basin with limed oak storage cupboards below.

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GYM/SPA: Purposefully designed leisure area with gym/studio space, including **SAUNA**, substantial **JACUZZI/HOT TUB** and further large shower cubicle with extensive body jets.

CLOAKROOM 2: Fitted WC and wash hand basin.

UTILITY ROOM: Fitted with an extensive range of matching units and worktops with inset single drainer sink unit and mixer tap over. Plumbing for washing machine and space for tumble dryer, full height fridge/freezers, etc. Further built-in double storage/**PANTRY** cupboard.

GUEST SUITE: A light room with extensive built-in wardrobes.

ENSUITE: With a large fully tiled shower cubicle, WC and wash hand basin.

First Floor

LANDING: Elegant curved staircase and glass atrium over, in turn opening to:-

Inner Landing: Complemented by deep skirting, cornicing, shelved linen cupboard and large walk-in **STORE ROOM**.

GAMES ROOM: An exceptional space that has provided many uses for the current owners and could be used as an additional bedroom suite, formal reception area or as it has been by the current owners as a games room.

PRINCIPAL SUITE: Extensive built-in wardrobes, chest of drawers, bevelled mirrors, fluted columns and views over the garden.

DRESSING ROOM: Built in wardrobes, shoe storage and access to loft storage space. Further area with built-in dressing table and archway to:-

ENSUITE: A spacious room enjoying views over the garden and finished with a roll top bath and claw foot bath with period fittings. Large double

shower cubicle, heated towel rail, WC and wash hand basin with storage below.

BEDROOM 3: Enjoying lovely views over the rear garden. **Walk-in wardrobe:** With fitted hanging rails and shelving.

ENSUITE: Large shower cubicle, heated towel rail, WC and wash hand basin with storage below.

BEDROOM 4: Views over the garden and finished with built-in wardrobes and chest of drawers. Access to loft storage space.

BEDROOM 5: Enjoying lovely views over the rear garden. Built-in double wardrobes and chest of drawers.

FAMILY BATHROOM: A spacious room with a large bath, fully tiled shower cubicle, heated towel rail, WC and twin wash hand basins with fitted mirrors over and storage below.

Outside

Brick pillared entrance with flint walls and electric gates opening to a large sweeping brick paved drive which provides extensive **PARKING** and in turn leads to:-

DETACHED DOUBLE GARAGE: With twin up and over electric doors, light and power connected. **STORAGE/WORKSHOP** space.

There are large terraces designed with entertaining/dining Alfresco in mind which in turn opens to a large central expanse of lawn complemented by shaped beds filled with colour and variety and an extensive range of established trees.

In all about 0.86 acres.

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SERVICES: Main electricity, water and drainage are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: H - £4,404.32 – 2024/25.

EPC RATING: D

BROADBAND SPEED: Up to 39 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, 02 and Vodafone – outdoor, likely (source Ofcom).

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WHAT3WORDS: ///sinkhole.jugs.tallest.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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Newmarket 01638 669035 Long Melford 01787 883144 London 020 78390888 Linton & Villages 01440 784346

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Approximate Area = 6134 sq ft / 569.8 sq m (excludes void)

Garage = 579 sq ft / 53.7 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 6766 sq ft / 628.4 sq m

For identification only - Not to scale



Denotes restricted
head height





