



A BEAUTIFULLY CRAFTED AND PRESENTED MODERN HOME AT THE FOOT OF THIS SMALL DEVELOPMENT, WITHIN THIS HIGHLY REGARDED VILLAGE

7 Fishers Drive, Risby, Bury St Edmunds, Suffolk IP28 6RU

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ESTABLISHED 1966

7 Fishers Drive Risby Bury St Edmunds Suffolk IP28 6RU

- *Theftord 8 miles*
- *Bury St Edmunds 10 miles*
- *Diss 13 miles*

RECEPTION HALL • CLOAKROOM • SITTING ROOM • STUDY •
KITCHEN/DINING ROOM • UTILITY ROOM • 3 DOUBLE BEDROOMS
• 2 BATHROOMS • GARAGE • BEAUTIFULLY LANDSCAPED GARDENS

Situated close to Risby's Norman Church and village green, 7 Fishers Drive is one of 14 luxurious properties built by Fleur Homes in 2017, of traditional construction with red-brick and timber weatherboard elevations under a pan-tiled roofline.

The property cleverly blends traditional craftsmanship with contemporary nuances, creating an elegant and well-proportioned home, packed with design features and high-grade fixtures and materials throughout to include engineered oak floors, Duravit bathroom suites, Bosch appliances and galvanized steel guttering.

During the present owner's occupancy, the house has been further upgraded with a tasteful heritage colour palette, meticulous presentation and a stunning landscaped garden which is now bearing the fruit of such labour and will do so for years to come.

The property extends to just over 1,800ft² arranged over two floors comprising a large reception hall with wide staircase to first-floor and storage under, which then opens to an inner hall/study area and access to a large cloakroom.

The sitting room is an elegant double-aspect space, with bay window to front and bi-fold doors to the garden, with open fire housing a wood-burning stove. The study is located with a view to the garden, neighbouring the utility room which is fitted with a quality range of storage units with worktops and stainless-steel sink and door to the side garden.

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Price : £595.000 (*Freehold*)





The double-aspect kitchen/dining room is beautifully fitted with stylish matt-finished modern base and eye level units with quartz worktop, integrated Bosch appliances to include double oven, induction hob with extractor, microwave, dishwasher, fridge and freezer.

The large landing area enjoys a double-aspect and storage cupboard. The principal bedroom is fitted with two double wardrobes, and has a luxurious en suite shower room, with underfloor heating, large tiled walk-in shower cubicle, WC with concealed cistern, wash basin, and heated towel rail.

The two further bedrooms are good-sized double rooms, one fitted with two double wardrobes, served by a high-quality bathroom with underfloor heating, large panelled bath, separate shower cubicle, freestanding heritage-style wash basin, WC with concealed cistern, and heated towel rail.

Outside

7 Fishers Drive is approached from the no-through road onto a block-paved driveway leading to a detached garage with electric door and car charger. The front garden has a well-maintained hedge, with lawned areas, path and plated beds.

The garden enjoys a private east-facing orientation, having been transformed into a fascinating space with a variety of allocated areas, specifically designed to host a variety of specimen shrubs, young trees to include Himalayan Birch, Silver Birch, Tibetan Cherry and Chinese Birch, as well as many seating areas. Notably, there is a stepover apple tree and raised beds for those looking to enjoy their own produce.

Services

Mains water, drainage and electricity. Air-source heating (underfloor to ground floor) • West Suffolk Council Tax Band 'D' EPC 'B' • Broadband: Ofcom suggest Superfast up to 47Mb available • Mobile: Ofcom suggest Vodafone and O2 likely

Location

7 Fishers Drive, on this sought-after small development, is located off School Road in the heart of this popular village. Steeped in history and decorated with pretty cottages, Risby epitomises the loveliness of Suffolk villages. With its own cricket pitch, a popular village hall, antiques emporium, garden nursery and cafe at Risby barns. Risby embraces the best of community spirit.

Close to Bury St Edmunds, the village enjoys access to a wide range of shops and activities. It also benefits from being just a 30-minute drive from Cambridge. The property is well located for road communications with the A14 being only ½ a mile to the south and for the rail commuter, there is a fast and regular service to London's Kings Cross from Cambridge, taking approximately 60 minutes and from Stowmarket to London's Liverpool Street Station, which takes approximately 85 minutes.

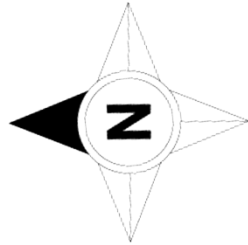


Approximate Gross Internal Area = 168 m² / 1808 ft²

Garage = 27 m² / 290 ft²

Total = 195 m² / 2098 ft²

For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents © 2024



FISHERS DRIVE

5

17

12

14

8

25 m

50 m

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