



## School Road Risby, Bury St Edmunds, IP28 6RQ

Isaac Estates are delighted to offer to the market this charming property located on School Road in the picturesque village of Risby, therefore located within easy reach of the A14 and local amenities. This substantial farmhouse offers a generous 2,874 sq ft of living space, perfect for those in need of ample room to spread out and relax.

This spacious property is set over four floors and in brief offers entrance hallway, sitting room with door leading down to cellar, separate dining room, modern kitchen / breakfast room with range oven included, integrated dishwasher and fridge freezer, boiler room and water softener. There is a conservatory to the side, separate utility room and cloakroom.

The first floor offers master bedroom with fitted wardrobes and en-suite shower room, a further two double bedrooms and family bathroom. The third floor offers a further good sized two double bedrooms.

Externally the property offers a front and rear garden, ample driveway parking for a number of vehicles and single garage.

Please contact the office for further details and to book a viewing.

### £2,500 Per month

# School Road

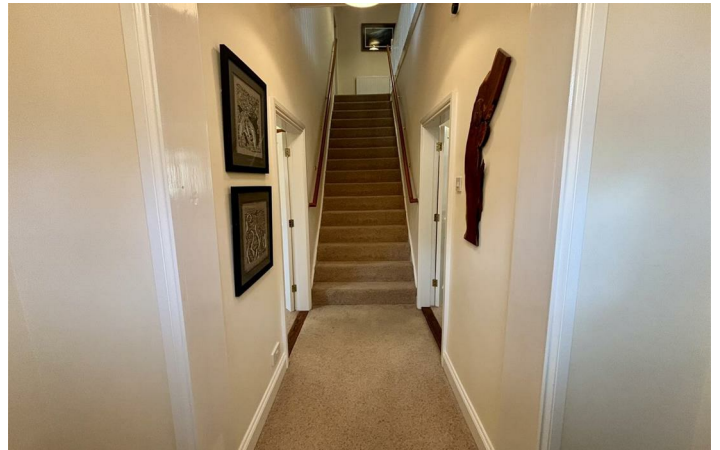
Risby, Bury St Edmunds, IP28 6RQ



- SUBSTANTIAL FARMHOUSE SET OVER FOUR FLOORS
- BOILER ROOM, WATER SOFTENER
- FURTHER TWO DOUBLE BEDROOMS TO FIRST FLOOR AND FAMILY BATHROOM
- MINIMUM TERM CONTRACT TWELVE MONTHS, OIL CENTRAL HEATING
- ENTRANCE HALLWAY, SITTING ROOM, CELLAR, SEPARATE DINING ROOM
- CONSERVATORY, UTILITY ROOM, CLOAKROOM
- TWO FURTHER BEDROOMS TO TOP FLOOR
- REFITTED KITCHEN WITH RANGE OVEN, INTEGRATED DISHWASHER AND FREESTANDING FRIDGE FREEZER
- MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE SHOWER ROOM
- AMPLE DRIVEWAY PARKING, SINGLE GARAGE, FRONT AND REAR GARDENS



Directions





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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