



Hyde Wood, Mere Lane, Risby, Bury St. Edmunds, Suffolk, IP28 6RR

MARK EWIN
BURY ST EDMUNDS

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Located on the periphery of Risby is this two-bedroom detached bungalow complete with additional detached two-bedroom log cabin.

The locality of the property is enviable with a delightful uninterrupted view over Suffolk countryside to the front, surrounding fields and Hyde Wood to the side aspect.

The bungalow comprises of an entrance porch, hallway, pantry, shower room, kitchen, sitting room with wood burner, dining room, garden room and two bedrooms with the main bedroom benefitting from an en-suite shower.

The Log Cabin comprises of an entrance hall large enough to accommodate a study, kitchen / sitting room with wood burner, two bedrooms and a bathroom.

Outside, the property benefits from a driveway leading to the large Garage/Workshop and the property's encompassing gardens. The property also offers security cameras.

Agents note: It is understood the bungalow is of non-standard construction with a brick skin.



Directions

Leaving Bury St Edmunds via Newmarket Road, head to the Westley interchange, take the third exit off the roundabout on to Tull Hill, take your left hand turning signposted Risby, stay on this road passing the Crematorium, take your next right on to Hyde Road and the property will be located on your right a short distance along the road.

Location

Risby is a very desirable and pretty village with a thriving community. The village enjoys a range of local amenities including a well regarded school, antiques centre and garden nursery, village hall, public house and parish church. Risby is only 3 miles from Bury St Edmunds and it's offering of schooling and recreational facilities along with rail and road links.

Accommodation:

FORRESTERS COTTAGE

Entrance Porch 12' 5" x 5' 0" (3.78m x 1.52m)

Entrance Hall 13' 5" x 6' 6" (4.09m x 1.99m reducing to 0.97m)

Kitchen 11' 11" x 9' 8" (3.62m x 2.95m)

Sitting Room 10' 3" x 13' 11" (3.13m x 4.25m)

Dining Room 9' 11" x 13' 6" (3.03m x 4.12m)

Garden Room 20' 1" x 6' 4" (6.11m x 1.92m)

Pantry 5' 8" x 3' 0" (1.73m x 0.92m)

Shower Room 6' 8" x 6' 4" (2.02m x 1.92m)

Bedroom One 17' 6" x 9' 7" (5.33m reducing to 1.66m x 2.92m)

En-Suite Shower 6' 7" x 3' 4" (2.01m x 1.01m)

Bedroom Two 10' 1" x 13' 6" (3.07m x 4.11m)

THE LOG CABIN

Entrance Hall 7' 10" x 10' 2" (2.39m x 3.10m)

Kitchen / Sitting Room 11' 6" x 21' 2" (3.51m x 6.44m)

Bathroom 7' 7" x 6' 5" (2.31m x 1.96m)

Bedroom One 9' 5" x 10' 2" (2.87m x 3.11m)

Bedroom Two 9' 4" x 10' 3" (2.85m x 3.12m)

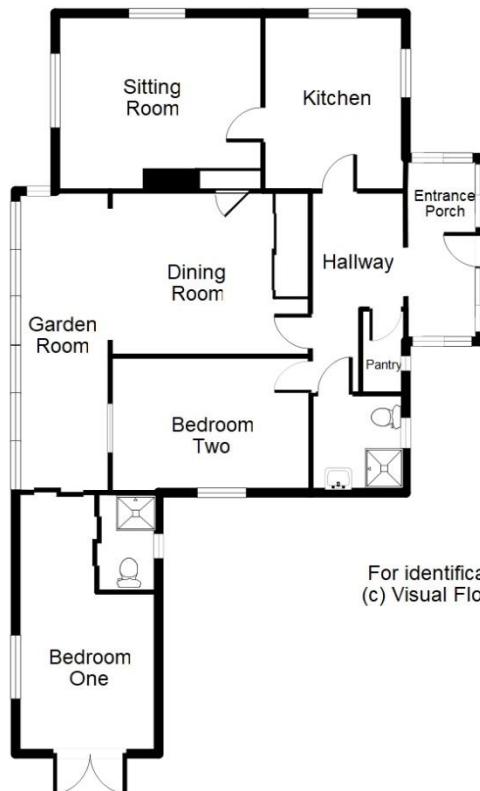
OUTSIDE

Garage / Workshop 24' 2" x 17' 5" (7.36m x 5.32m)

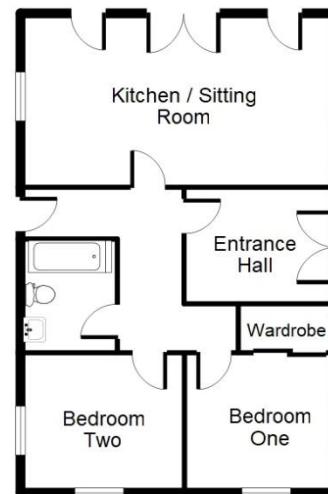
Offers Over £425,000
Freehold



Forresters Cottage



The Log Cabin



For identification only - Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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