



Woodland Close

Risby

Guide Price £380,000

LACY SCOTT
& KNIGHT

est. 1869

15 Woodland Close

Risby | Bury St. Edmunds | IP28 6QN

Bury St. Edmunds 5.5 miles, Cambridge 25 miles, Ipswich 30 miles

A detached 3 bedroom bungalow in need of updating with attractive gardens in a quiet cul-de-sac location in the popular village of Risby. CHAIN FREE.

Entrance Hall | WC | Sitting Room | Dining Room | Kitchen | Inner Hallway | 3 Bedrooms | Shower Room | Detached Garage & Ample Off Road Parking | Front & Rear Gardens

15 Woodland Close

15 Woodland Close is a 1970s detached bungalow offered for sale chain free but now in need of updating throughout. The property comprises entrance hall, WC, sitting room, dining room, kitchen, inner hallway, 3 bedrooms and shower room.

The property presents an exciting opportunity for a discerning purchaser to modernise and tailor the accommodation to their own specification.

Outside

The property is approached over a driveway which leads to the detached single garage with power and light connected. Next to the driveway is an additional gravelled area which together with the driveway provides ample parking. There is also an area of lawn at the front. To the rear of the property is an attractive mature garden mainly laid to lawn with with some mature trees and shrubs. There is also a patio area immediately to the rear of the bungalow.



Agent's Note

Please note that there are three Ash trees in the rear garden are affected by a Tree Preservation Order (TPO) numbered 325(2001).

Location

Risby is situated approximately 5.5 miles to the west of Bury St. Edmunds and provides excellent access to the A14 dual carriageway, linking to Newmarket, Cambridge and London via the M11 motorway. There is also a well renowned Church of England Primary School. Risby is a sought-after village with amenities including an antiques and garden centre with café,

church, large village hall providing many activities for all ages and a public house.

Property Information

Services: Mains electricity, water and drainage. Oil fired central heating.

Local Authority: West Suffolk Council. Council Tax C.

Tenure: Freehold.

Broadband: Superfast predicted highest available download speed 36 Mbps and highest available upload speed 7 Mbps. (Information taken from Ofcom website).

Mobile Coverage: Good outdoor and in-home. (Information taken from Ofcom website).

Directions

What3Words ///swimsuits.risks.clays



Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

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Woodland Close, Risby, Bury St. Edmunds, IP28

Approximate Area = 1005 sq ft / 93.3 sq m

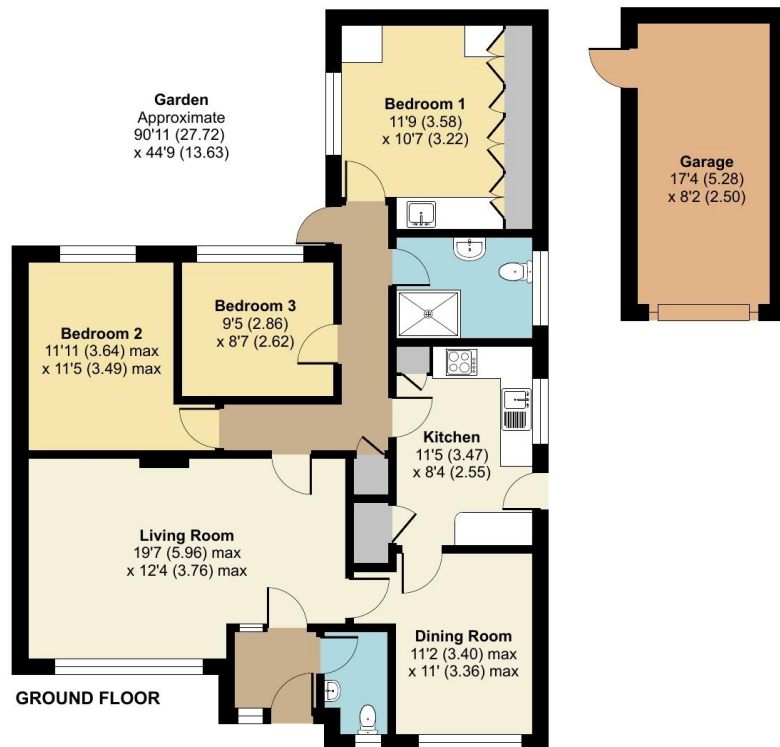
Garage = 142 sq ft / 13.1 sq m

Total = 1147 sq ft / 106.4 sq m

For identification only - Not to scale



Garden
Approximate
90'11 (27.72)
x 44'9 (13.63)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Lacy Scott & Knight. REF: 1457281



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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