

20 The Croft, Bures, CO8 5JB



4 bedrooms
2 reception rooms
1 bathroom

Freehold
£450,000
Subject to contract
Central Village
Location on a no-
through road



This beautifully presented extended property is situated in the heart of Bures and offers gardens to the front and rear, garage and parking.

Some details

General information

This beautifully presented and extended four bedroom property set within the heart of Bures offers four bedrooms, bathroom, two reception rooms, gardens to front and rear, parking and a single garage all set within walking distance to the train line and local amenities.

This gas centrally heated (not tested) accommodation is composed of glazed door into entrance hall with stairs rising to the first floor landing and doors off. The family sitting room has an outlook over the front garden with a feature fireplace and door leading to the extension, which is currently utilised as a dining room. The extension was put on in the current owner's tenure and could be ideally suited as a playroom and benefits from sliding doors leading out to the garden beyond. The hallway also provides access to the kitchen which overlooks the patio area immediate to the rear. The kitchen has work surface on three sides incorporating a one and a half bowl sink inset in front of the window overlooking the rear garden. Further work surface provides a breakfast bar area with storage cupboards both above and below the work surfaces and houses or provides space for several appliances including eye-level ovens and free standing washing machine. There is a door leading to the covered walk-way which has access to the front and rear and also to the garage. The ground floor accommodation is then concluded a cloakroom located off the entrance hall.

The first floor landing has access to the four bedrooms and the family bathroom. Bedroom one is set to the rear overlooking the gardens. Bedroom four is also located to the rear whilst bedrooms two and three are set to the front and side aspect. The bathroom composes of a three-piece suite with shower set about the bath with part-tiled surround and finished with a wall mounted heated towel rail.

Entrance hall

10' 4" x 9' 1" (3.15m x 2.77m) widest points

Kitchen

10' 4" x 10' 4" (3.15m x 3.15m)

Sitting room

19' 10" x 11' 10" (6.05m x 3.61m)

Dining area

11' 11" x 11' 10" (3.63m x 3.61m)

Landing

Bedroom one

12' x 11' 10" (3.66m x 3.61m)

Bedroom two

11' 11" x 9' 9" (3.63m x 2.97m)

Bedroom three

8' 7" x 9' 9" (2.62m x 2.97m)

Bedroom four

10' 4" x 6' 9" (3.15m x 2.06m)

Bathroom

5' 7" x 6' 5" (1.7m x 1.96m)

Garage

19' 1" x 8' (5.82m x 2.44m)

The outside

The property benefits from a good level of parking to the front with a single garage set to the rear of the driveway. The gardens are predominantly low maintenance to the front with flower border and wall boundary.

The rear gardens are split into two distinct zones with a patio area to the immediate rear with laid to lawn gardens beyond. The covered passageway between the house and the garage provides side access through to the front and rear.

Where?

The property is located on the northern outskirts of Bures, an attractive large Essex/Suffolk border village which lies between Sudbury and Colchester. Bures itself has an excellent local community. There are local shopping facilities and public houses and a branch line station which connects to the mainline at Marks Tey. The market town of Sudbury is within comfortable driving distance with its excellent range of local shopping and recreational facilities and is surrounded by beautiful countryside famously painted by both John Constable and Thomas Gainsborough and also has good access to local villages such as Long Melford and Lavenham.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

Our ref - OJG

Agents note

The vendor has advised us that the dining room extension was underpinned in her tenure in the late 80's.

Directions

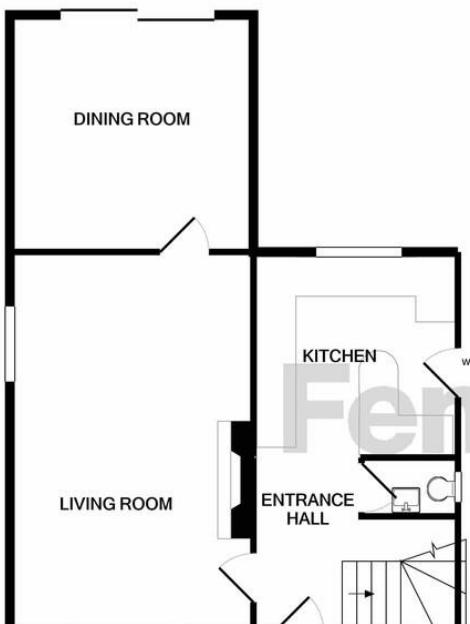
Please use the postcode as the point as the point of origin. For further directions please contact a member of our sales team on 01787 327000.

Further information

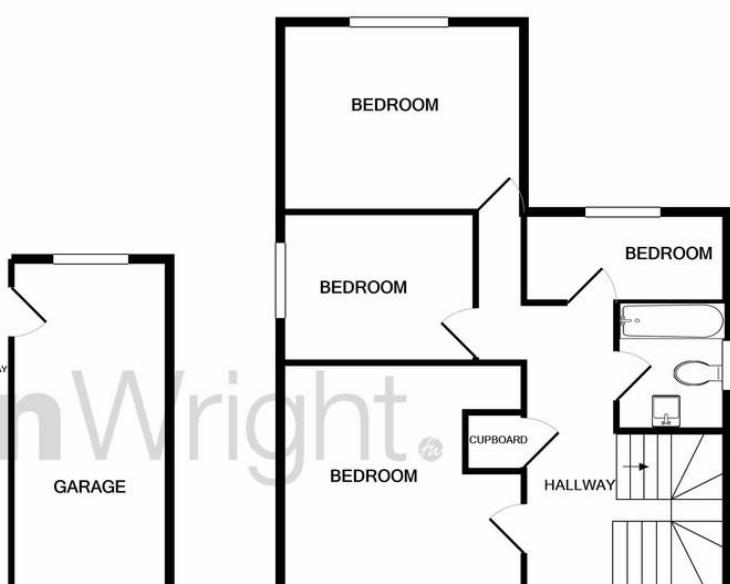
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing



GROUND FLOOR



1ST FLOOR

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