



Bures Green | Bures, Sudbury, Suffolk, CO8 5JU



Features

- Four Bedrooms
- Bespoke Fitted Kitchen/Dining Room
- Cosy Sitting Room & Reception Room
- Study/Snug
- Shower Room & Utility Room
- Short Walk To Village Amenities
- Train Links To Marks Tey & London Liverpool Street

Nestled on a quiet lane in the Suffolk countryside is this stunning four bedroomed Victorian family home sitting on quarter of an acre, which has been fully renovated to an extremely high standard throughout. Boasting a bespoke handmade kitchen and dining area, three reception rooms, ground floor shower and family bathroom. The house also benefits from solar PV panels. There is off road parking for three to four vehicles and a single garage.

Located just outside the desirable village of Bures in the Stour valley with its excellent primary school, doctor's surgery, post office, local deli, shops, pubs and train station with connections to London Liverpool street. Sudbury is just a ten minute drive away.



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ENTRANCE HALL

13' 5" x 13' 4" (4.09m x 4.06m)

Accessed via an oak stable door this spacious and welcoming space has limestone flooring and numerous storage cupboards along with a traditional column radiator. Stairs leading to the first floor and doors to the kitchen / diner, snug / office, shower room and utility room.

SHOWER ROOM

7' 2" x 3' 9" (2.18m x 1.14m)

Finished to a particularly high standard the ground floor shower room has a fully enclosed tiled walk-in digital shower with glass sliding screen, pedestal wash hand basin and WC.

UTILITY ROOM

8' 1" MAX x 5' 9" MAX (2.46m x 1.75m)

Off the hallway is the useful utility room which is home to the wall mounted gas boiler, water softener, washing machine and tumble dryer.

SNUG/STUDY/BEDROOM 5

13' 4" x 10' 11" (4.06m x 3.33m)

This room, with its dual windows, wood panelling and bespoke fitted cupboards and desk is a wonderful space to have your home office or snug. The current owner uses the room as a fifth bedroom when required, with a shower room just across the hall giving guests everything they need for a night away.

KITCHEN/DINER

24' 10" MAX x 17' 7" MAX (7.57m x 5.36m)

Recently completed this fabulous entertaining space is most definitely the heart of the home. The bespoke hand built oak kitchen complete with Quartz worktop, larder, full height fridge (Bosch) and full height freezer (Smeg), dishwasher (Bosch) and 110cm Rangemaster Esprit. A butler sink with unlacquered brass Perrin and Rowe taps sits underneath a bifold window not only giving fantastic views of the garden, but also the opportunity to fold away and bring the outside in.

The vaulted ceiling with velux windows, triple bifold doors and picture window give the dining area a real sense of space. The limestone flooring continues from the kitchen outside allowing you to fold back the doors and create a large alfresco entertaining area for summer parties and gatherings.

SITTING ROOM / RECEPTION ROOM

L Shaped Reception Room - 24 x 18 x 10.4

This dual aspect L shaped room with new oak flooring is



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bathed in light making it a lovely space to relax and unwind. Currently set up to offer a more cosy snug as you enter leading into the main reception room to the right. Bespoke fitted cupboards surrounding the fireplace, column radiators and glazed door to the garden complete the room.

LANDING

Leading to:

BEDROOM

18' 3" x 10' 3" (5.56m x 3.12m)

The master bedroom benefits from dual aspect with windows overlooking the front and side gardens.

BEDROOM

13' 7" x 9' 5" (4.14m x 2.87m)

A spacious third bedroom, with views looking out the front of the property.

BEDROOM

13' 7" x 9' 6" (4.14m x 2.9m)

A generously sized second bedroom, with double aspect windows looking out to the front and side of the property.

BEDROOM

13' 6" x 5' 5" (4.11m x 1.65m)

Good sized fourth bedroom, with a window overlooking the rear of the property.

BATHROOM

8' 2" x 5' 5" (2.49m x 1.65m)

The bathroom has been finished to a high standard and comprises a stylish pedestal wash hand basin with lighting over the vanity unit, panelled bath with waterfall style shower overhead and separate cross head bath shower mixer and concertina shower screen, heated towel rail and W.C. Door to cupboard housing the hot water cylinder.

OUTSIDE

The plot is generously sized at 0.25 acre providing a large secluded and fully enclosed garden with mature trees and hedges, laid mainly to lawn with shrubs and two recently installed raised sleeper beds for herb / veg gardens. To the front of the property is the single garage and driveway with ample parking for three to four vehicles.

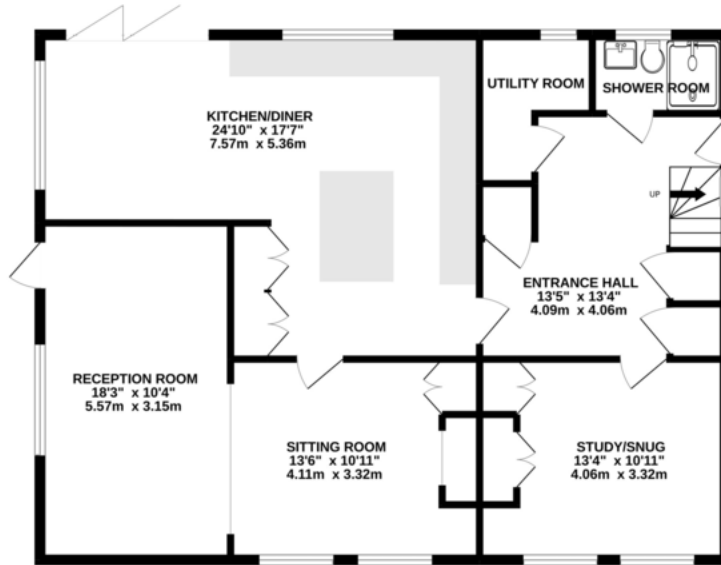
South facing solar PV panels make a significant contribution helping to offset the rising costs of electricity.



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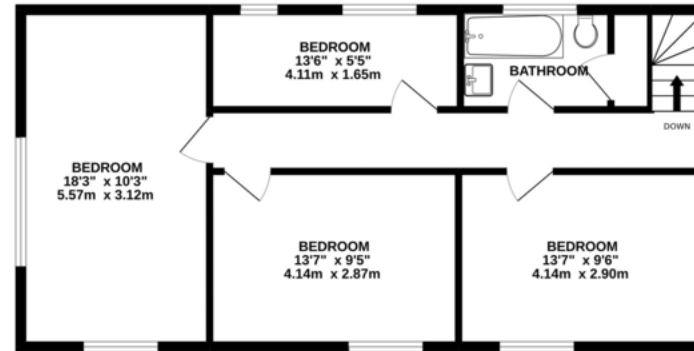
GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.

TOTAL FLOOR AREA: 1737 sq.ft. (161.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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