

Summary

A three/four bedroom semi detached family home offering versatile living. Ground floor accommodation comprises a sitting room, dining room, reception room/ground floor bedroom, kitchen, utility room and ground floor w/c. The first floor accommodation comprises three bedrooms and the family shower room. Externally the property boasts ample off road parking and vehicular access to the garage, good size garden to the rear. The property is a short walk to Bures branch line train station with links to Sudbury & London Liverpool Street. Further village amenities include the primary school, doctors surgery, post office, village convenience shop and two village pubs.

Description

Approximate Room Sizes

ENTRANCE HALL Storm porch with front door leads into the entrance hall. Doors off to sitting room, dining room, reception room/bedroom four, kitchen, ground floor w/c, airing cupboard, cupboard and under stairs cupboard. Stairs ascending to first floor landing.

SITTING ROOM 14' 5" x 10' 9" (4.39m x 3.28m) Double glazed window to front, electric fireplace.

DINING ROOM 11' 2" x 9' 11" (3.4m x 3.02m) Double glazed window to front.

RECEPTION ROOM/BEDROOM FOUR 10' 4" x 8' 1" (3.15m x 2.46m) Double glazed window to rear, door to cupboard.

KITCHEN 14' 4" x 7' 7" (4.37m x 2.31m) Kitchen comprising of wall and base level units with work surfaces over, inset one and a quarter bowl stainless steel sink with mixer tap over and drainer to side. Space and plumbing for dishwasher, fridge, freezer and oven. Integrated extractor fan. Double glazed window and door to utility room.

UTILITY ROOM 8' 3" x 3' (2.51m x 0.91m) Double glazed window to rear and door to side. Space and plumbing for washing machine and tumble dryer.

GROUND FLOOR W/C Close coupled w/c, wash hand basin with tap over.

LANDING Double glazed window to side, doors off to bedrooms and shower room.

BEDROOM ONE 15' 2" x 10' 8" (4.62m x 3.25m) Double glazed window to rear, double doors to built in wardrobe.

BEDROOM TWO 10' 8" x 10' 4" (3.25m x 3.15m) Double glazed window to front.

BEDROOM THREE 9' 11" x 7' 10" (3.02m x 2.39m) Double glazed window to front and side.

SHOWER ROOM 9' 10" x 4' 9" (3m x 1.45m) Double glazed window to side, shower with wall mounted shower and glass shower screen, chrome heated towel rail radiator, vanity unit with concealed w/c, sink with mixer tap over.

OUTSIDE The front of the property is approached via a driveway providing ample off road parking and vehicular access to the garage. The remainder of the front garden is laid to lawn and enclosed by mature hedging to the side.

The rear garden is predominately laid to lawn and enclosed by mature hedging. Oil tank to the rear of the garage. Service door providing access to the garage.

GARAGE Up and over garage door to front providing vehicular access to the garage.

Additional Information

Local Authority – Braintree District Council

Council Tax Band – C

Tenure – Freehold

Services – Oil Fired Central Heating, Mains Drainage & Water, Electric

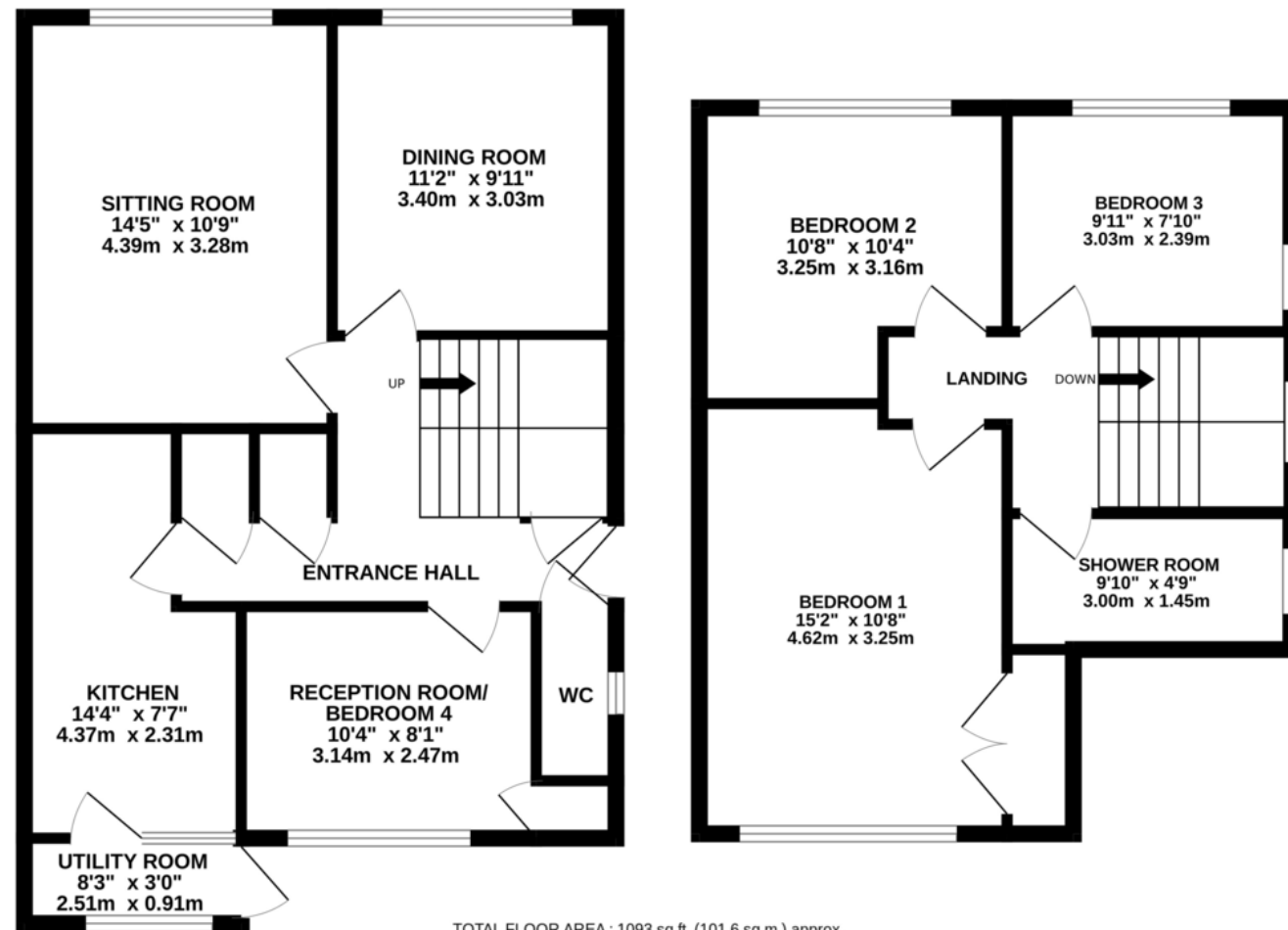
Post Code – CO8 5BE

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Normandie Way | Bures | CO8 5BE

£350,000

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- Three/Four Bedrooms
- Sitting & Dining Room
- Reception Room / Ground Floor Bedroom
- Kitchen & Utility Room
- Ground Floor W/C
- First Floor Family Shower Room
- Ample Off Road Parking & Garage