



**24 Nayland Road
Bures, Suffolk**

**DAVID
BURR**



24 Nayland Road, Bures, Suffolk, CO8 5BX

Bures is a picturesque village built around the River Stour and features some fine period architecture. This thriving village offers a good choice of amenities with shops, school and pubs. Situated between Sudbury (six miles) and Colchester (seven miles) with the added benefit of the village rail station with an hourly service between Sudbury and Marks Tey Station which has a main line link to London Liverpool Street.

A rare market opportunity in the form of a five bedroom (two en-suite) detached, unlisted period property enjoying a village location whilst retaining unspoilt views across meadowland, ideally suited within walking distance of the branch line railway station, pubs, tea rooms and wealth of countryside walks within the historic village of Bures. Located on the Suffolk/Essex border, the property is understood to date from the Georgian era and enjoys unlisted status having previously benefitted from a two storey rear extension with an accommodation schedule arranged via two dual aspect, well-proportioned reception rooms. Providing a total internal floor area of approximately 2,200sq ft, retained features include timber framed double hung sash windows with shutters, dado rails, fireplaces, eight-foot ceiling heights and an open plan, dual aspect kitchen/dining room. Ideally suited as a family home within a short walk of the Ofsted 'outstanding' rated village primary school, a convenient drive to Little Garth independent parish school, Holmwood House School, Old Buckenham Hall and the thriving market towns of Sudbury and historic Roman City of Colchester with a direct link to London Liverpool Street. Further benefits to the property include established, well-screened walled gardens, ample frontage and unspoilt views across adjacent meadowland.

A five bedroom (two en-suite) detached unlisted Georgian property having benefitted from a two-storey rear extension, offering an accommodation schedule of approximately 2,200sq ft enjoying a central village location within the historic village of Bures.

Stained glass panel timber door:

ENTRANCE HALL: 22' 7" (5' 9") x 22' 11" (6.90m (narrowing to 1.76m) x 7.01m) With dado rail and staircase off rising to the first floor, stripped pine flooring and door to full height understairs storage. The entrance hall widens to the rear with panel door to the:

SITTING ROOM: 16' 11" x 13' 10" (5.15m x 4.24m) Affording a wealth of nature light via a sash window and double doors to front and a further pair of double doors to rear which open to the terrace and walled gardens. The focal point of the room is a central wood burning stove set on a stone hearth with mantle over and stripped timber flooring throughout and LED spotlights.

KITCHEN: 12' 2" x 11' 0" (3.71m x 3.36m) Enjoying a direct, open link with the dining room and fitted with range of solid wood base units with preparation surfaces over and tiling above. Part steel and wooden surfaces, ceramic single sink unit set within a central island with mixer tap over, space for dishwasher and further range of fitted base units. Full height corner larder store, open fronted wine store and Reginald stove set within an open fireplace on a tiled hearth with wooden surround and mantle over. Sash window to side and opening to:

DINING ROOM: 17' 3" x 13' 3" (5.27m x 4.04m) Forming part of the two-storey rear extension and enjoying an open aspect with double doors to side opening to the rear terrace, timber framed double hung sash windows and stripped timber flooring throughout. Space and plumbing for an American style fridge freezer and four door Stoves oven with seven ring gas hob above. LED spotlights and door to:

24 Nayland Road, Bures, Suffolk, CO8 5BX

UTILITY ROOM: 14' 1" x 7' 4" (4.30m x 2.26m) Fitted with a matching range of base units with tiled preparation surfaces over and above. Stainless steel single sink unit with hot and cold tap over, space and plumbing for washing machine/dryer and also housing gas fired boiler. Full height cloaks storage space, stable door to outside and further door to:

CLOAKROOM: 5' 9" x 2' 10" (1.77m x 0.87m) Fitted with ceramic WC, wash hand basin with tiling above and full height store to cloaks storage space. Obscured glass sash window to side.

STUDY: 12' 11" x 12' 0" (3.95m x 3.67m) A versatile room ideally suited as a generously proportioned office/study although offering excellent scope as a dining room, if so required. Double hung sash window to front with shutters, LED spotlights and full height open fronted bookshelves to rear. Marble fireplace with inset grill.

First floor

LANDING: Spanning the depth of the property and providing access to all five bedrooms with picture rail, hatch to loft and door to:

BEDROOM 1: 14' 0" x 10' 11" (4.27m x 3.33m) The principal bedroom suite is approached via floor to ceiling fitted wardrobe units in addition to enjoying a dual aspect with timber framed sash windows to front and rear with fold out shutters, and views across unspoilt meadowland to front and walled gardens to rear. Door to:

EN-SUITE SHOWER ROOM: 8' 2" x 5' 3" (2.49m x 1.61m) Partly tiled and fitted with ceramic WC, pedestal wash hand basin and fully tiled walk-in double width shower with mounted shower attachment and LED spotlights. Half height obscured panel glazed timber framed sash window to front with shutters and far reaching views across the adjacent landscape.

BEDROOM 2: 12' 11" x 10' 8" (3.95m x 3.26m) With two sash windows to rear affording views across the established, well-screened walled gardens. Deep skirting, double doors to full height wardrobe and further double doors to:

EN-SUITE SHOWER ROOM: 7' 0" x 3' 11" (2.15m x 1.20m) Fitted with ceramic WC, pedestal wash hand basin and fully tiled, separately screened shower with mounted shower attachment. Wall mounted heated towel radiator and sash window to side.

BEDROOM 3: 11' 9" x 11' 0" (3.59m x 3.36m) With sash window to front affording views across the adjacent landscape and with internal shutters. Full height, open fronted fitted book shelves, fireplace (presently sealed) and fitted wardrobe with attached hanging rail.

BEDROOM 4: 13' 4" x 9' 11" (4.07m x 3.04m) With corner wash hand basin, sash window to side and full height fitted wardrobe.

BEDROOM 5: 12' 0" x 8' 10" (3.66m x 2.71m) With sash window to side, internal shutters, and fireplace (presently sealed).

FAMILY BATHROOM: 7' 5" x 6' 6" (2.27m x 2.00m) Fitted with ceramic WC, oval wash hand basin within a stone topped fitted base unit, bath with shower attachment over and casement window to side.

Outside

The property is situated on Nayland Road, set adjacent to the playing fields and approached via a wrought iron gate and opening to a central walkway, flanked on both side by vibrant, colourful planting, raised terrace area and walkway with chipped beds. Set behind a distinctive brick exterior with climbing wisteria framing the entrance porch and range of double hung sash windows offering considerable aesthetic appeal.

24 Nayland Road, Bures, Suffolk, CO8 5BX

The rear gardens are one of the property's most strongest attributes with an exceptional boundary wall to side and rear, lawn interspersed by both fledgling and mature trees. Timber sleepers border the planting set to the rear of the garden with a number of raised beds, substantial timber framed external store/workshop and range of plants, shrubs and flowers with multiple beds. The property offers clear scope for further extension beyond the existing footprint, if so required (subject to the necessary planning consents), with the gardens further benefitting from gated access to side.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///stays.willing.myths

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E.

BROADBAND: Up to 80 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

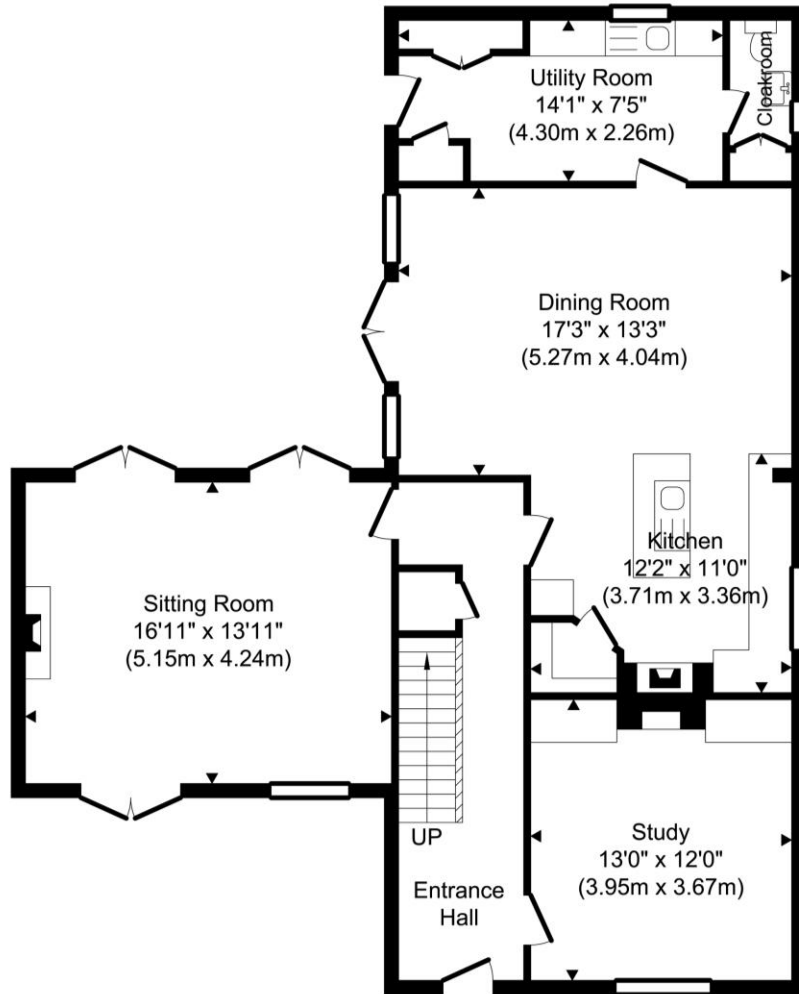
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their

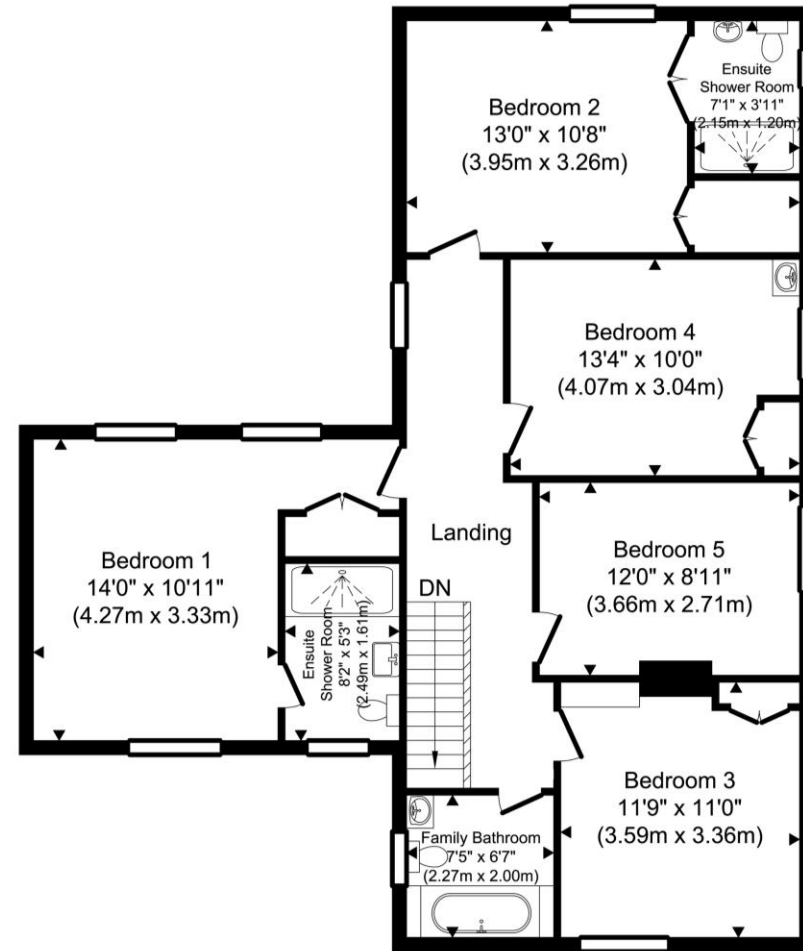
correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



24 Nayland Road, Bures, Suffolk, CO8 5BX



Ground Floor
Approximate Floor Area
1043.77 sq. ft.
(96.97 sq. m)



First Floor
Approximate Floor Area
1007.39 sq. ft.
(93.59 sq. m)

TOTAL APPROX. FLOOR AREA 2051.17 SQ.FT. (190.56 SQ.M.)

Produced by www.chevronphotography.co.uk © 2024



