



6 HAMLET COURT, BURES HAMLET,

ESSEX CO8 5BD

NP NICHOLAS
PERCIVAL

Set back from the road, with an elevated position, and having been thoroughly modernised by the present owners, the property offers 3 / 4 double bedrooms (fourth bedroom presently used as the study), sitting room, open plan kitchen / dining room, ground floor shower room and four-piece family bathroom.

There is off-road parking in addition to the single garage, and enclosed rear garden with useful external store. Planning permission has granted for an extension under application number 23/00417/HH with Braintree District Council.

Tenure Freehold | Council Tax Band E | Gas Central Heating | EPC D



Property

Enjoying an elevated position, set back from the road and having been thoroughly updated and modernised by the present owners, the property opens to a hallway, with tiled floor and half height panelling that provides access to the sitting room with round bay window, tiled floor, cosy log burner with granite hearth and plantation shutter blinds.

Bi-fold doors allow access to the dining room and open plan kitchen, with vaulted ceiling, sky lights and second log burner, French doors provide access to the garden and patio.

The well-equipped kitchen features a Rangemaster Oven (with five ring gas hob) and accompanying extractor hood, space is

provided for a large American style fridge/freezer, there is also an integrated dishwasher and wine chiller. Ample storage is provided by a good array of cupboards (one of which houses the gas combination boiler and water softener) and drawers, set within an attractive composite quartz worksurface, complete with Butler sink.

Adjacent to the kitchen is the utility / shower room that is comprised of a shower cubicle, toilet, pedestal handbasin as well as providing space and plumbing for a washing machine.

The study (with views of the rear garden), completes the ground floor providing useful space for those that work from home. On occasion this room has been used as a fourth

bedroom, and with the shower room, provides useful flexible accommodation.

Ascending the stairs to the first floor there are three double bedrooms, all with built in wardrobes and plantation blinds, and a four piece family bathroom.

The main bedroom is to the front of the property, bedroom two to the rear and the third bedroom (to the front) has a built in study desk, ideal for older children.

The bathroom completes the internal accommodation and is comprised of a free standing double ended bath with mixer hose attachment, separate shower cubicle with both rainfall head and mixer hose, hand basin

set within a vanity unit, toilet, heated towel rail and storage cupboard.

Outside

Set back from the road and enjoying an elevated position, the driveway provides off road parking for two vehicles in addition to the garage, which has power and light connected. The garden is mainly laid to lawn and there is gated access to the West facing, enclosed rear garden.

The rear garden features two flagstone patios, one adjacent to the property (with ornamental pond), and second one adjacent to the garden wall.



The garden is mainly laid to lawn with mature beds and borders. For added convenience there is an external store room.

Planning Permission

Planning permission has been granted for a two storey extension under application reference number 23/00417/HH with Braintree District Council.

Situation

Hamlet Court is located in the highly desirable and picturesque village of Bures. The village sits upon either side of the River Stour which also represents the Essex / Suffolk border.

Bures has a good range of local facilities including a post office, doctor's surgery (with dispensary), primary school (rated 'good' at the latest Ofsted report), a village store, delicatessen, hair salon, two public houses, and tea shop.

The countryside surrounding Bures is particularly appealing and offers numerous walking routes and views of the Bures Dragon. Further shopping and recreational facilities are available in the pretty Georgian market town of Sudbury which is about 5 miles away and Colchester which has a wide range of shopping, recreational and leisure amenities as well as some excellent schools in both the state and private sector.

For the commuter, Bures offers branch line rail service to London Liverpool Street via Marks Tey.

Direct mainline rail services are available from Colchester and Marks Tey taking approximately 50 minutes from the latter.

There are also frequent buses running to both Colchester and Sudbury.

Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.

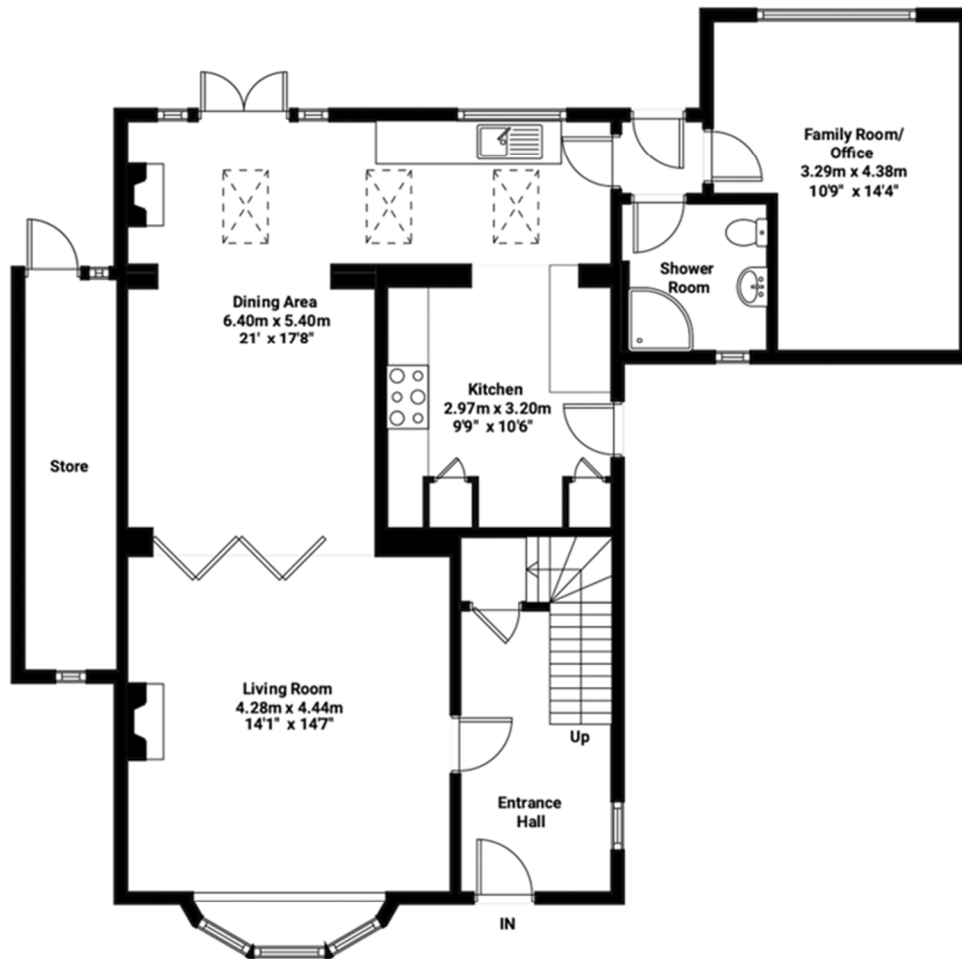


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Braintree District Council, **COUNCIL TAX:** Band E. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

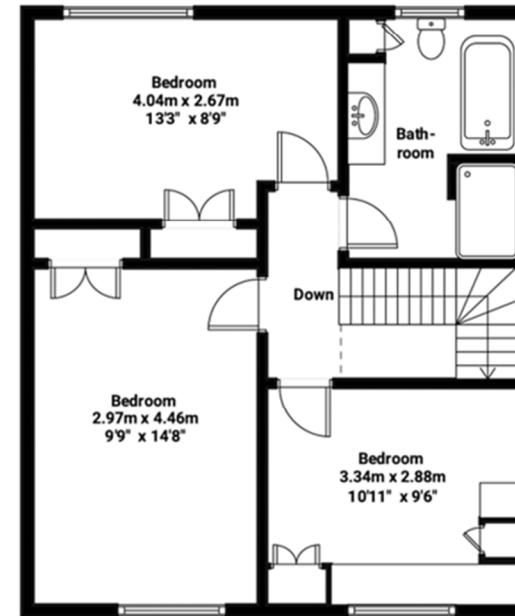
NICHOLAS PERCIVAL are proud to be members of;



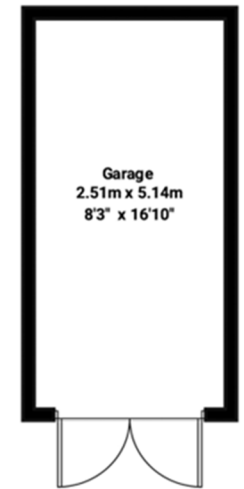




Ground Floor



First Floor



TOTAL APPROXIMATE FLOOR AREA:
1583.1 sq ft (147.07 sq mt)
House : 1444.2 sq ft (134.17 sq mt)
Garage : 138.9 sq ft (12.9 sq mt)

Hamlet Court, Bures

Illustration for identification purposes only. Measurements are approximate and not to scale.

