



**3 Apple Tree Mews
Bures, Suffolk**

**DAVID
BURR**



3 Apple Tree Mews, Cuckoo Hill, Bures, Suffolk, CO8 5HX

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 stylish, contemporary residence enjoying an elevated position on a small, well-planned development located within the highly regarded parish of Bures. Located on the Suffolk/Essex border, the property offers exceptionally well finished accommodation arranged via two ground floor reception rooms with the remaining years of its new home warranty remaining. Benefiting from a comprehensive program of improvement by the current owners with distinctive attributes incorporating a triple aspect sitting room with a media wall, a gloss fronted fitted kitchen with stone surfaces, en-suite facilities enhancing the principal bedroom suite and oak internal doors. Further benefits of the property include garaging, off street parking and landscaped, tiered gardens. Planning permission has been approved for the erection of a single storey rear extension. Application reference number DC/24/04905 details of which can be viewed at www.planning.baberghmidsuffolk.gov.uk

An individual three bedroom (one en-suite) detached property enjoying an elevated position, within walking distance to the centre of the highly regarded parish of Bures. Located on the Suffolk/Essex border and arranged by two ground floor reception rooms with further benefits including garaging, off street parking and landscaped, tiered gardens.

Oak front door with stained glass panelling opening to:

ENTRANCE HALL: (3.46m x 3.09m) With stripped LVT flooring with staircase off, LED spotlights and oak door to:

SITTING ROOM: (4.92m x 3.60m) A triple aspect reception room with timber frame sash windows to front and side elevations, plantation shutters and panel glazed double doors to rear opening to the rear terrace and gardens beyond. A bespoke media wall has been installed incorporating a fireplace and a television recess. Range of LED spotlights.

DINING ROOM: (3.05m x 2.16m) A versatile room with a timber frame sash window to front, plantation shutters and range of LED spotlights.

KITCHEN/BREAKFAST ROOM: (4.60m x 3.30m) Fitted with a matching range of gloss fronted base and wall units with stone preparation surfaces over and upstands above. A stainless steel single sink unit with vegetable drainer to side, mixer tap above and timber framed sash window affording an aspect across the rear gardens. Integrated appliances include an oven with grill above, four ring Zanussi hob with extraction over. Further integrated appliances include a full height fridge/freezer, dishwasher and washing machine. The kitchen units comprise a matching range of soft close cutlery drawers, deep fill pan drawers, base level shelving units and wall units. Polished stone tile flooring throughout and timber frame sash window to rear affording aspects over the garden and also housing a gas fired boiler.

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CLOAKROOM: Fitted with a ceramic WC, wash handbasin within a fitted base unit, patterned tiling above and obscured glass window to side with plantation shutters.

First floor

LANDING: With hatch to loft and oak door to:

BEDROOM 1: (4.93m x 3.65m) Afforded a dual aspect with timber frame sash window to front and rear, plantation shutters and LED spotlights. Door to:

EN-SUITE SHOWER ROOM: (2.14m x 1.72m) Fully tiled and fitted with ceramic WC, wash hand basin within a fitted base unit and fully tiled, separately screened shower with both handheld and mounted shower attachments. Wall mounted heated towel radiator, LED spotlights and obscured glass, timber frame sash window to front with plantation shutters.

BEDROOM 2: (3.33m x 3.10m) With timber frame sash window to rear, plantation shutters and LED spotlights.

BEDROOM 3: (3.52m x 2.80m) A generously proportioned double bedroom with timber framed sash window to front, plantation shutter and LED spotlights

FAMILY BATHROOM: (2.10m x 1.98m) Fully tiled and fitted with ceramic WC, wash hand basin within a fitted unit and bath with a handheld shower attachment. Wall mounted heated towel radiator and obscured glass casement window to side with plantation shutter.

Outside

Apple Tree Mews enjoys a private situation forming a small well-planned development a short walk to the centre of the village. Enjoying walking distance access to the branch line railway station, village tea rooms, public houses and some of the finest walking routes and public footpath networks within the region. Approached via a tarmac approach road with a brick paved driveway and direct access to the:

GARAGE: (7.22m x 3.01m) With up and over door to front, light and power connected and personnel door to rear.

The rear gardens have been landscaped to incorporate a terrace with an expanse of lawn beyond, border planting, walkways and steps rising to a further raised area of garden with laurel hedge line border. Enjoying an elevated aspect with attractive views back towards the house and surrounding landscape.

TENURE: Freehold

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

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

WHAT3WORDS: roadways.vibe.stretch

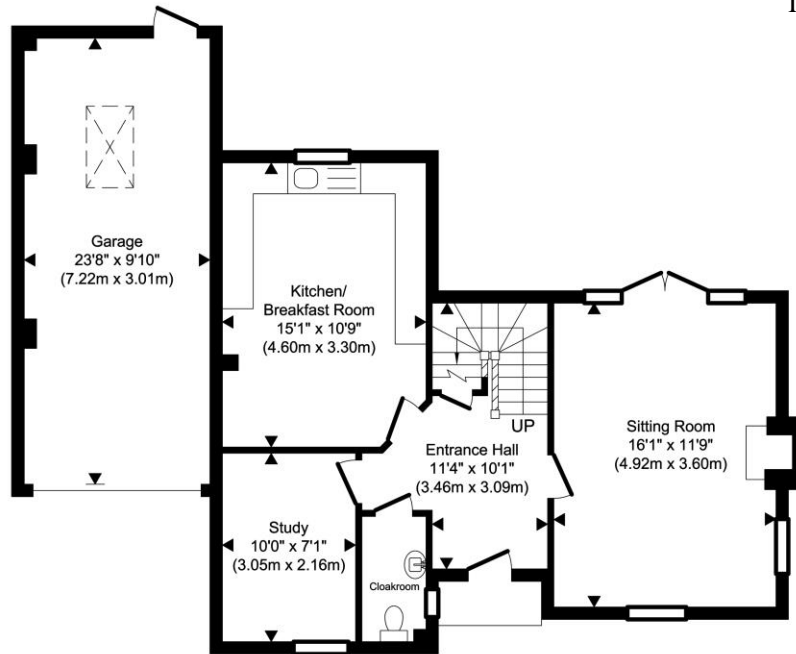
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

VIEWING: Strictly by prior appointment only through DAVID BURR.

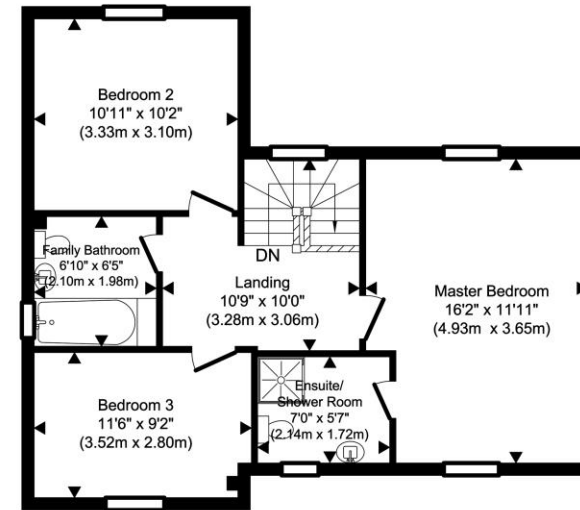
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well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
808.58 sq. ft.
(75.12 sq. m)



First Floor
Approximate Floor Area
575.54 sq. ft.
(53.47 sq. m)

TOTAL APPROX. FLOOR AREA 1384.13 SQ.FT. (128.59 SQ.M.)

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