



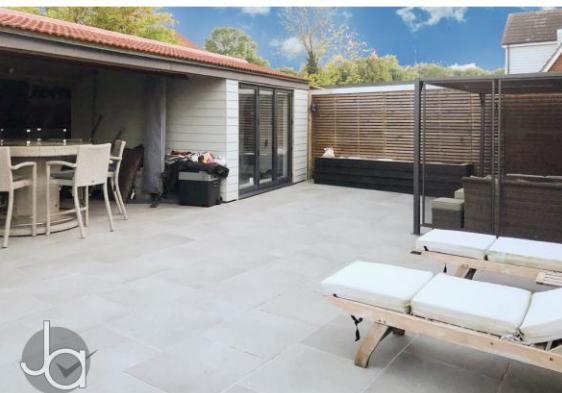
**3 bedroom  
Detached  
House located  
in Bures.**

Guide Price  
£400,000 - £425,000

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## FULL DESCRIPTION

### OVERVIEW

\*\*\*GUIDE PRICE £400,000 TO £425,000\*\*\*  
This beautifully appointed three- bedroom turnkey home offers well- proportioned living spaces including a comfortable lounge, separate dining room, and a versatile ground- floor third bedroom. The property benefits from ample driveway parking and a stylishly renovated rear garden with two useful outbuildings. Situated on Cambridge Way, on the Essex side of the River Stour, the property enjoys a peaceful position with excellent access to the centre of Bures Village.

### STEP INSIDE

You are welcomed into a bright and practical entrance hall, setting an inviting tone for the rest of the home. From here, you have direct access to the main ground floor rooms, as well as the staircase rising to the first floor. The hallway also benefits from useful built in cupboard storage.

The lounge, measuring 3.53 x 3.35 (11'7" x 11'1"), is a well-proportioned and comfortable space positioned to the front of the home. It features a media wall with a living flame-effect electric fireplace, creating an attractive focal point and a warm, welcoming atmosphere.

Positioned at the rear of the property, the dining room measures 3.53 x 2.64 (11'7" x 8'7"). With access to the garden and close proximity to the kitchen, this room is perfectly suited for family meals and entertaining.

The kitchen is a stylish and well-appointed galley layout, measuring 4.06 x 2.44 (13'4" x 8'0"). It offers generous work surfaces, contemporary wall and base units, and integrated appliances. The large pantry cupboard discreetly houses the gas boiler while offering valuable additional storage.

Also located on the ground floor is Bedroom Three, measuring 3.05 x 2.13 (10'0" x 7'0"). This versatile room can function as a guest bedroom, child's bedroom, hobby room or additional home office, offering excellent flexibility for modern living. A ground floor WC, measuring 2.16 x 1.09 (7'1" x 3'6"), adds further convenience and is complemented by handy hallway storage.

Ascending to the first floor, the landing provides access to two bedrooms, the family bathroom and additional storage cupboards.

The master bedroom is a generous and light-filled space, measuring 5.00 x 3.43 (16'5" x 11'3"), offering ample room for wardrobes and bedroom furniture and Bedroom Two measures 3.00 x 2.82 (9'10" x 9'3") and is another well-sized room.

The family bathroom, measuring 2.01 x 2.14 (6'7" x 7'0"), features a modern suite including a bath with shower over, wash hand basin and WC, all finished in a clean and contemporary style.



## STEP OUTSIDE

To the front of the property, the paved driveway provides parking for several vehicles and is complemented by a lawned area and a side gate leading to the garden. The rear garden has been completely transformed with stylish ceramic tiles and includes two outbuildings, one of which is currently used as a study.

## THE LOCATION

Bures is a charming village on the Essex–Suffolk border, divided by the River Stour and celebrated for its rural tranquillity, period cottages, and strong sense of community. With scenic countryside, riverside walks, and easy access to nearby Colchester and Sudbury, it offers an appealing balance of peaceful village living and convenience.

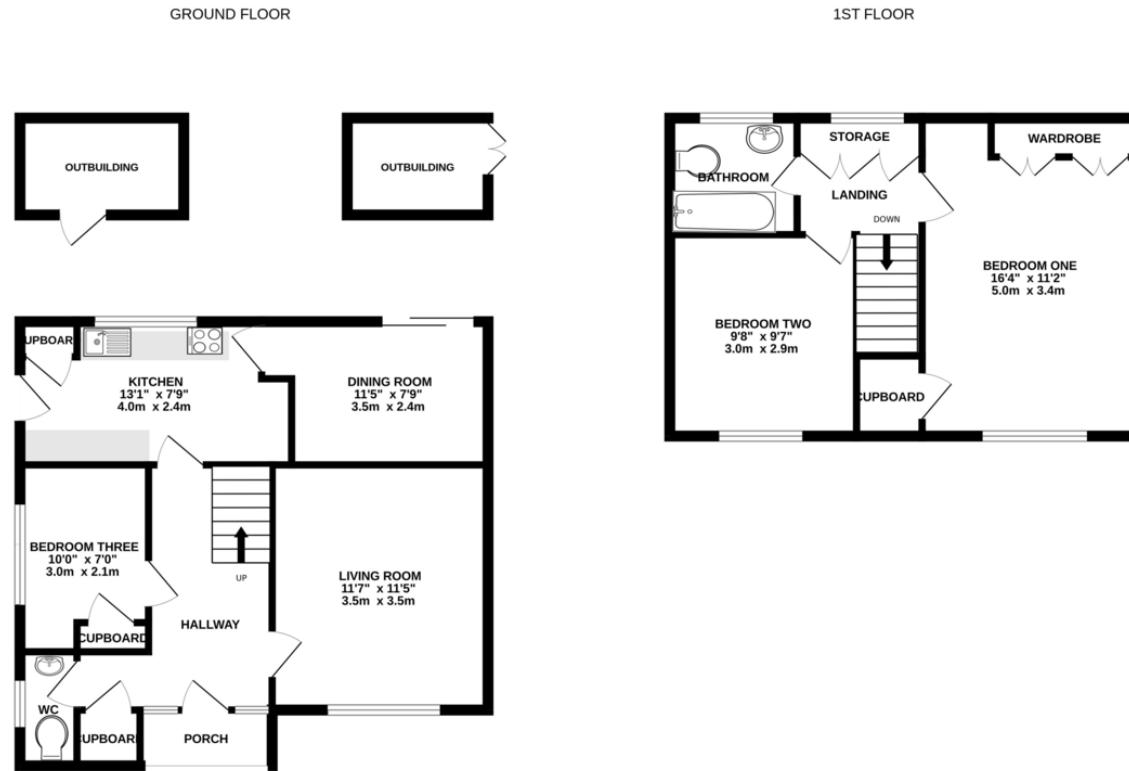




Cambridge Way, Bures, CO8 5BG



## FLOORPLAN



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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## DIRECTIONS

### CONTACT

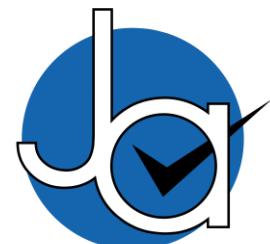
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