



SUNLEA, THE CROFT,

BURES, SUFFOLK, CO8 5JB

NP NICHOLAS
PERCIVAL

A well-presented four-bedroom detached chalet style bungalow set in the heart of the popular village of Bures. The property benefits from an open plan kitchen dining room, lounge, snug / study, master bedroom with en-suite shower room, family bathroom and cloakroom.

Ample off-road parking for several vehicles.

EPC C. | Tenure Freehold | Council Tax Band D

The Property is located within the Bures St. Mary Conservation Area.



Property

The property is approached via a storm porch, the entrance hallway allows access to the well-appointed kitchen with an attractive worktop and up-stand. The well-appointed kitchen is set within an attractive worktop and upstand. There is a range of integrated appliances including AEG cooker, electric hob and extractor hood. There is also an integrated fridge, freezer, washing machine and slimline dishwasher. The dining area provides access to the large patio via French Doors. The airing and boiler cupboards are both located within the kitchen which is completed with a good array of additional cupboards and drawers providing useful storage space. The lounge is dual aspect with French doors leading to the patio and the study / snug contains a useful alcove for storage.

The fourth bedroom (a double) could easily be used as an additional reception room should you require a separate dining room. The cloakroom completes the ground floor and is comprised of a toilet and hand basin with tiled floor. Ascending the stairs to the first floor, the triple aspect master bedroom (with views to the front of the property) has an adjoining en-suite shower room featuring a double shower with both rainfall showerhead and shower mixer hose attachment, toilet, handbasin, and heated towel rail. Bedroom two is a double and bedroom three a well-proportioned single. The family bathroom completes the internal accommodation and is comprised of a bath with shower, (incorporating both a rainfall showerhead and shower mixer hose attachment) set behind a glass shower screen, a handbasin set within a

vanity unit, toilet and heated towel rail.

Outside

The large drive way provides ample parking for a number of vehicles. There is a concrete base that could be used for the construction of a two-bay cart lodge. The low maintenance rear garden is mainly laid to lawn and features a large patio, mature shrubs and enjoys views across the river valley.

Situation

Sunlea is located in the highly desirable and picturesque village of Bures, which has a good range of local facilities including a post office, doctor's surgery, primary school (rated 'Good' at the latest Ofsted report), delicatessen, hair salon, and two public houses, village shop and a soon to open tea room.

A broader range of facilities are available in the nearby market town of Sudbury which is about 5 miles away and the city of Colchester which has all the recreational, leisure and entertainment amenities expected of a major regional centre. Additionally, Colchester benefits from some excellent secondary schooling options in both the state and private sector.

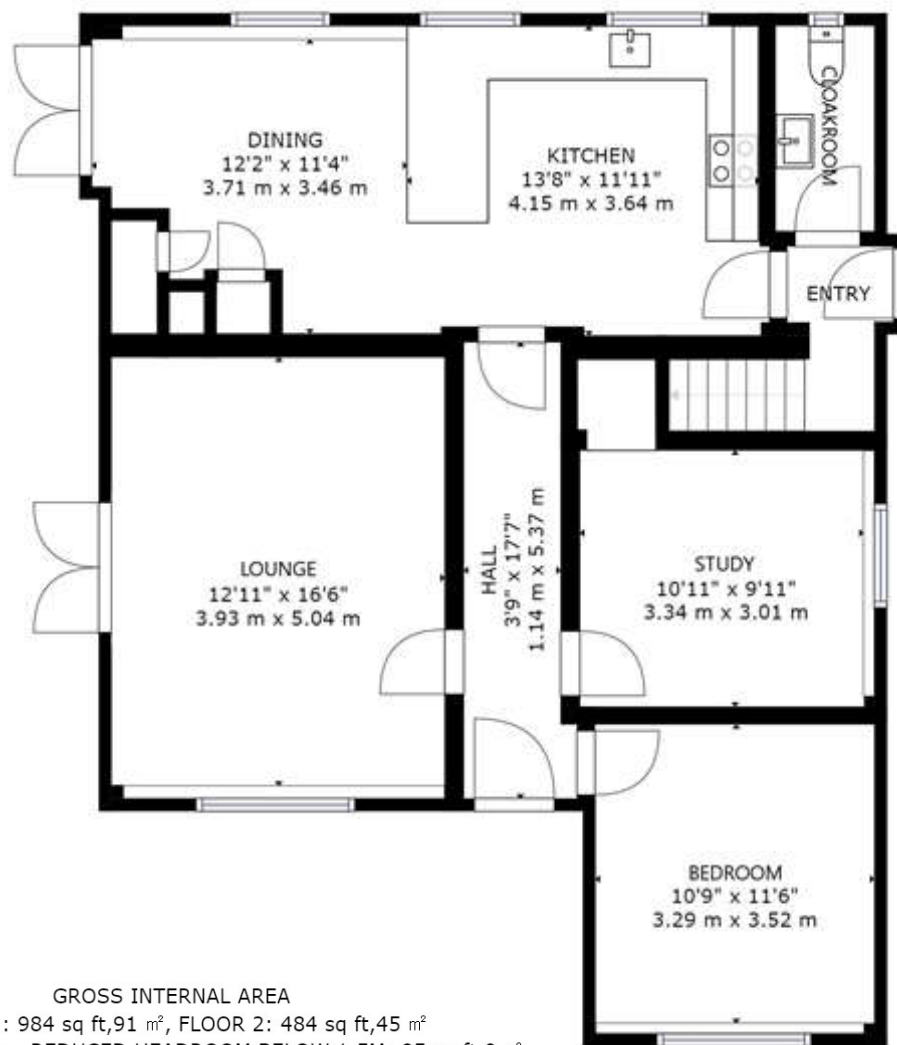
For the commuter, Bures offers branch line rail service to London Liverpool Street via Marks Tey.

Direct mainline rail services are available from Colchester and Marks Tey taking approximately 55 minutes from the latter.

There is also a frequent bus service running between Colchester and Sudbury.



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:** Babergh District Council, Tel 0300 123 4000. **COUNCIL TAX:** Band D. **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). We routinely refer clients to Flagstone Mortgages for independent mortgage and protection advice. It is your decision whether you choose to deal with Flagstone Mortgages. In making that decision, you should know that we receive gratuities from Flagstone Mortgages worth approximately £50 per transaction. **NICHOLAS PERCIVAL** are proud to be members of;



GROSS INTERNAL AREA

FLOOR 1: 984 sq ft, 91 m², FLOOR 2: 484 sq ft, 45 m²

EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 95 sq ft, 9 m²

TOTAL: 1468 sq ft, 136 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

