



2 CROFTSIDE

TO LET £1,750 PCM

BURES, CO8 5LL

**NP** NICHOLAS  
PERCIVAL

**To Let: £1,750 pcm exclusive  
Holding Deposit £403  
Deposit £2015  
EPC: E46  
Available immediately**

**A spacious and well presented 4 bedroom detached house in the heart of the attractive village of Bures, the property benefits from open plan kitchen, dining area, large living room, 2 additional reception rooms, 4 bedrooms and a large south facing enclosed garden with pergola and patio.**



#### **Accommodation**

##### **Ground Floor**

##### **Entrance Hall**

With door and windows to front, hardwood flooring, stairs to first floor, ceiling light point, door to

##### **Cloakroom 6' 4" x 6'**

With window to rear, suite comprising low level W.C., pedestal wash hand basin, fully tiled walls,

##### **Lounge 24' 3" x 13' 3"**

With windows to front and French doors to rear, radiators, two ceiling light points, large redbrick Inglenook style fireplace (decorative only).

##### **Study 8' 5" x 5' 11"**

With window to rear, radiator, ceiling light point, range of wall-mounted coat hooks.

##### **Dining Room 11' 8" x 9' 3"**

With window to front, ceiling light point, radiator.

##### **Kitchen/Breakfast Room**

This is a large open plan room but divided into two defined areas.

##### **Breakfast Room 11' 8" x 11'**

With French doors to rear, hardwood flooring, range of units, one of which housing American style fridge/freezer, inset spotlighting, radiators.

##### **Kitchen 15' 2" x 8' 11"**

With window to front and door to rear, comprehensively fitted with range of eye level and base units beneath worktops, integral electric oven with integral four ring halogen hob, stainless steel extractor over, dishwasher, one and a half bowl sink and drainer unit, fully tiled walls, door to

##### **Utility Room 16' 5" x 15' 2"**

With door to rear, tiled floor, range of units, plumbing for washing machine.

##### **First Floor**

##### **Landing**

With window to front, large storage cupboard and airing cupboard.

##### **Bedroom One 13' 3" x 10' 10"**

With window to rear, ceiling light point, range of fitted bedroom furniture, door to

##### **En-suite 8' 4" x 5' 10"**

With window to rear, suite comprising shower cubicle with power shower, low level W.C., pedestal wash hand basin, fully tiled walls, inset spotlighting, electric shaver point.

##### **Bedroom Two 13' 3" x 10' 10"**

With window to front, double wardrobe cupboard, radiator, ceiling light point.

##### **Bedroom Three 11' 8" x 9'**

With window to front, double wardrobe cupboard, radiator, ceiling light point.

##### **Bedroom Four 11' 8" x 9' 1"**

With double wardrobe cupboard, window to rear, ceiling light point.

##### **Family Bathroom 6' 4" x 6'**

With window to rear and suite comprising bath, pedestal wash hand basin, low level W.C., electric shaver point, inset spotlighting.

##### **Outside**

The garden lies to the rear of the property and is laid mainly to law with a patio leading directly out from the rear of the property and pergola over. There is also an enclosed vegetable plot. Parking is provided at either side of the property, one parking space in front of the Utility room at the far side of the property and additional gated parking to the nearside.

##### **No Tenant Fees Applicable**

A holding deposit of one week's rent will be required to secure the property, for further details please contact the office direct.

##### **Viewings**

Strictly by prior appointment through the Landlord's Letting Agent, Nicholas Percival, on 01206 563222 or email [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk).

Ref:

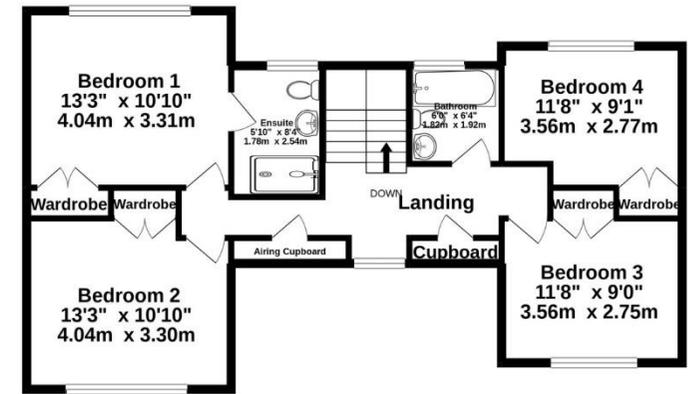
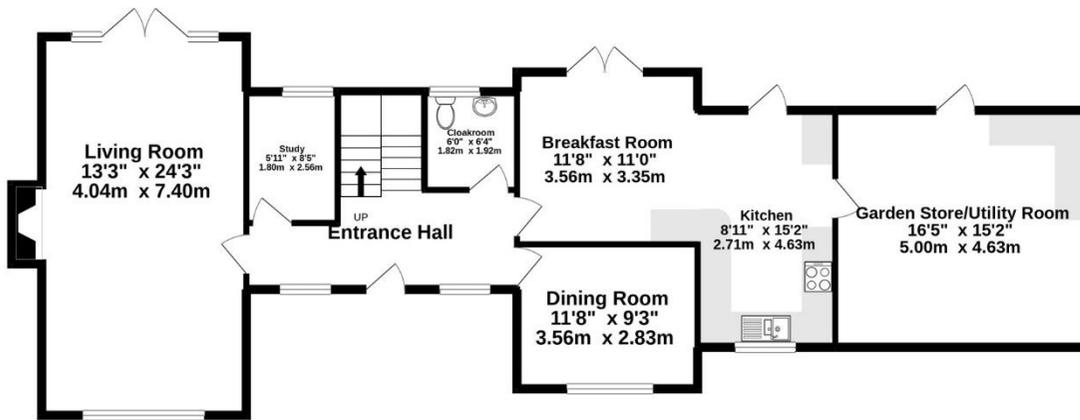




Ground Floor  
1168 sq.ft. (108.5 sq.m.) approx.



1st Floor  
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 1949 sq.ft. (181.0 sq.m.) approx.

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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