

22 The Paddocks, Bures, CO8 5DF



3 bedrooms
1 reception room
1 bathroom

Freehold
£325,000
Subject to contract
No onward chain



Offered for sale with no onward chain in the highly regarded village of Bures, which straddles the Essex/Suffolk border

Some details

General information

A three bedroom semi-detached family style home situated in this highly regarded and much sought-after village straddling the Essex/Suffolk border, benefiting from garage and driveway and offered for sale with no onward chain.

The gas centrally heated accommodation is briefly composed of double glazed door leading into the main entrance hall, wood style flooring, with useful storage cupboard, stairs rising to the first and further cupboard beneath the stairs then glazed doors give access to a good size sitting room to the front aspect with inset gas fire and double glazed bay window to the front. To the rear of the property is a spacious kitchen/diner set into two distinct zones where wood style laminate flooring continues from the entrance hall. The kitchen area has a range of work surfaces to three sides with inset stainless steel sink, space for appliances and a good range of units and drawers beneath with further wall mounted units over plus tiled splashbacks. A side door connects to a side passage which in turn gives access to the rear garden and the garage plus gives access to a ground floor cloakroom. The dining area is a good size space with a pair of double glazed doors leading directly to the rear gardens.

Stairs rise up from the entrance to a first floor landing where built-in airing cupboard can be found and doors give way to three good size bedrooms. Finally the first floor accommodation is concluded with a four-piece family bathroom suite including tiled shower cubicle, plus vanity wash hand basin and WC with concealed cistern with a good range of built-in storage along with a wall mounted heated towel rail.

Entrance hall

16' 5" x 6' (5m x 1.83m)

Cloakroom

3' 11" x 2' 5" (1.19m x 0.74m)

Sitting room

16' 6" x 11' 6" (5.03m x 3.51m)

Kitchen/dining room

18' 1" x 8' 11" (5.51m x 2.72m)

Landing

Bedroom one

13' 10" x 9' 7" (4.22m x 2.92m)

Bedroom two

9' 5" x 8' 7" (2.87m x 2.62m)

Bedroom three

7' 10" x 8' max (2.39m x 2.44m)

Bathroom

8' 2" x 5' 6" (2.49m x 1.68m)

The outside

The front gardens are majority set to lawn with some established flower and shrubs. Path extends to the front door and door to the side passage linking the house and the garage.

The immediate rear garden is patio paved with steps then rising up to the remaining garden which is set to lawn with flower and shrub borders along with fenced boundaries.

Where?

The property is located on the northern outskirts of Bures, an attractive large Essex/Suffolk border village which lies between Sudbury and Colchester. Bures itself has an excellent local community. There are local shopping facilities and public houses and a branch line station which connects to the mainline at Marks Tey.

The market town of Sudbury is within comfortable driving distance with its excellent range of local shopping and recreational facilities and is surrounded by beautiful countryside famously painted by both John Constable and Thomas Gainsborough and also has good access to local villages such as Long Melford and Lavenham.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Directions

SatNav CO8 5DF. As you enter The Paddocks continue to the end, bear left and the property can be seen on a corner plot position on the right hand side. Ref: 45869NAS

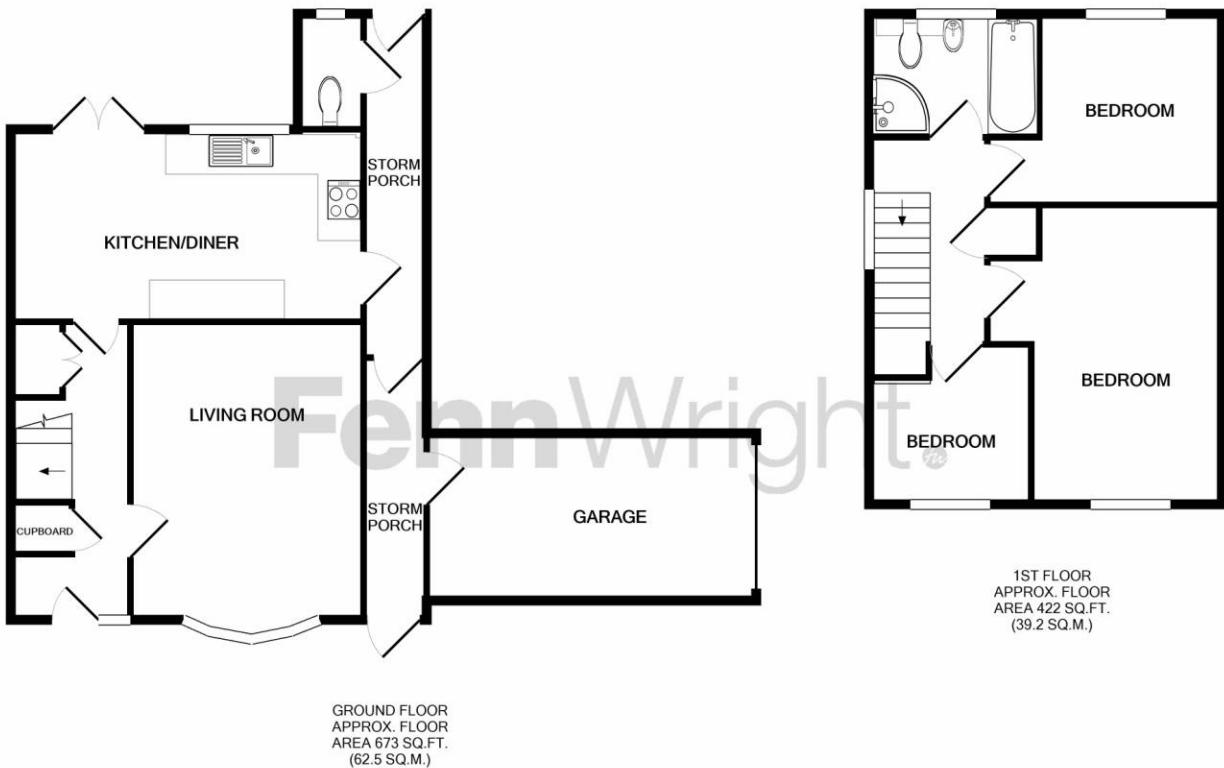
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01787 327 000.



To find out more or book a viewing

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Particulars for 22 The Paddocks, Bures, CO8 5DF

