



2 CROFTSIDE, BURES ST MARY,

SUFFOLK CO8 5LL

NP NICHOLAS
PERCIVAL

Offered with No Onward Chain, is this detached four double bedroom detached family home situated on a quiet cul-de-sac in the sought after village of Bures, with its range of useful village amenities, community spirited social life and access to the beautiful Stour Valley countryside. The property is comprised of a dual aspect sitting room, dining room, kitchen / breakfast room, utility room (converted from the garage), ensuite to the main bedroom, family bathroom and ground floor cloakroom. There is off road parking and an enclosed Westerly facing rear garden.

Tenure Freehold | Council Tax Band G | EPC E | Oil Fired Central Heating



Property

A storm porch welcomes you to the property and the entrance hallway allows access to the large dual aspect sitting room with Inglenook fireplace. French doors allow access to the Westerly Facing rear garden. There is a dining room to the front of the property.

The kitchen / breakfast room allows access to the rear garden via French doors, and provides a space for informal dining. The kitchen features an integrated oven and microwave, integrated electronic hob and accompanying extractor hood. There is space for a free standing dishwasher and also space for a free standing American style fridge / freezer. Ample storage is provided by a good array of

cupboards and drawers. The present owners converted the garage into a very spacious utility / storage room within which space and plumbing is provided for both a washing machine and tumble dryer and the oil boiler is also located within.

The study enjoys views of the rear garden, a useful space for those that work from home and the cloakroom completes the ground floor and is comprised of a toilet, pedestal handbasin and heated towel rail.

Ascending the stairs to the first floor the landing provides space for both the airing cupboard and a general storage cupboard.

All four bedrooms are well pro-portioned double rooms and all with the added benefit

of built in wardrobe space. The en-suite shower room to the main bedroom is comprised of a double shower, pedestal handbasin, heated towel rail and toilet.

The family bathroom completes the internal accommodation and features a bath with shower mixer hose and accompanying shower screen, toilet, pedestal handbasin and heated towel rail.

Outside

Croftside is a quiet cul-de-sac and the property is approached via a gravelled road. Off road parking is provided behind a gated entrance (which also contains the oil tank), further parking is available to the other side of the

property. There is gated access to both sides of the property into the rear garden.

Adjacent to the property there is an extensive flagstone patio and verandah that provides an excellent space for relaxation and entertaining, whilst at the same time being sheltered from the elements.

The garden is mainly laid to lawn with beds and borders that are well-stocked with mature trees and shrubs. To the rear of the plot there is a vegetable plot with raised beds. There is also a garden shed for storage.



Situation

The property is located in the highly desirable and picturesque village of Bures. The village sits upon either side of the River Stour which also represents the Essex / Suffolk border. Bures has a good range of local facilities including a post office, doctor's surgery, primary school (rated 'good' at the latest Ofsted report), a village store, delicatessen, hair salon, two public houses and tea shop. The countryside surrounding Bures is particularly appealing and offers numerous walking routes and views of the Bures Dragon. Further shopping and recreational facilities are available in the nearby market town of Sudbury which is about 5 miles away and

Colchester which has a wide range of shopping, recreational and leisure amenities as well as some excellent schools 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 are also frequent buses running to both Colchester and Sudbury.

Agents Notes

The Oil-Fired Central Heating System was renewed in 2022.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.



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, 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 01206 282 222. **COUNCIL TAX:** Band G. **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).

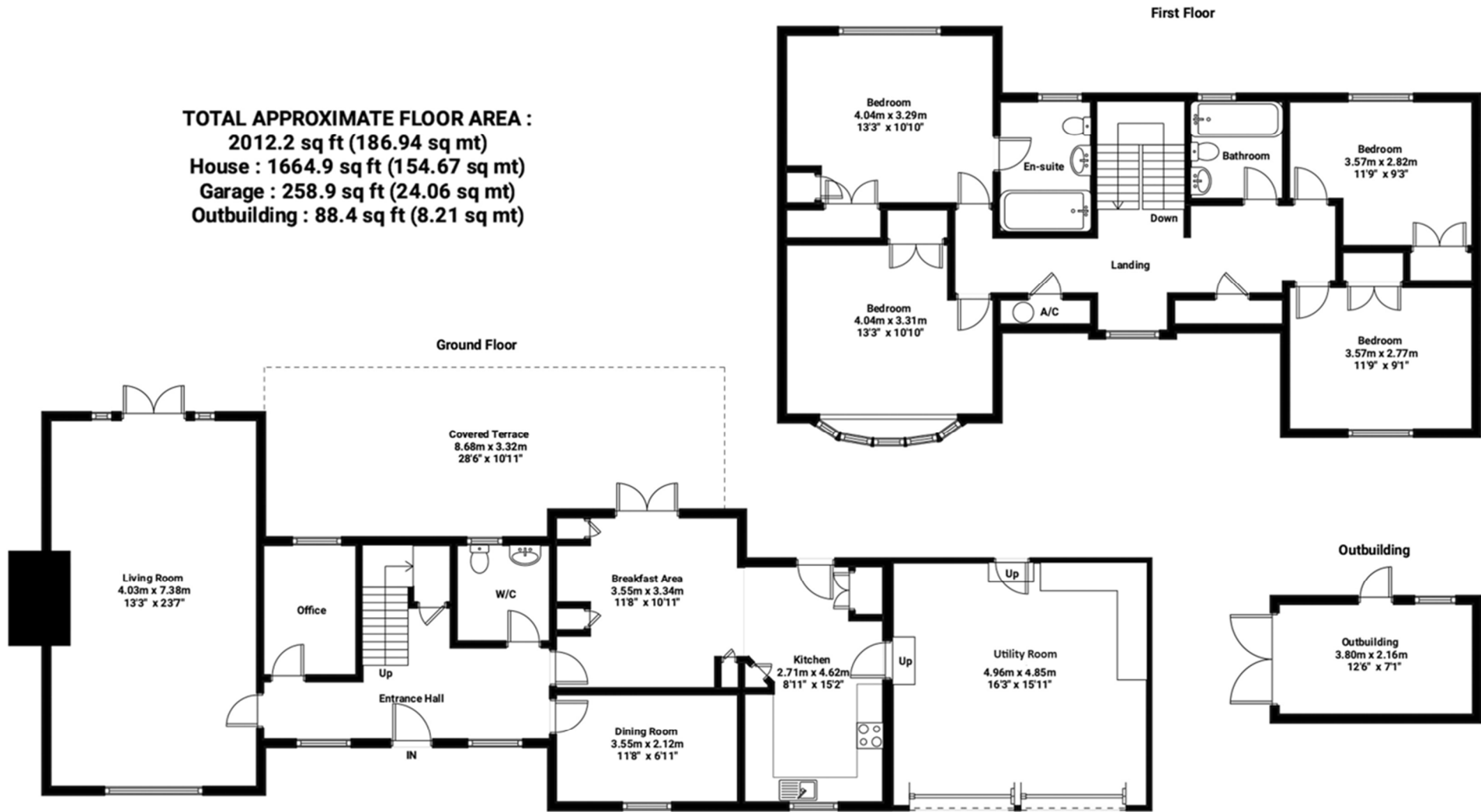
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TOTAL APPROXIMATE FLOOR AREA :
2012.2 sq ft (186.94 sq mt)
House : 1664.9 sq ft (154.67 sq mt)
Garage : 258.9 sq ft (24.06 sq mt)
Outbuilding : 88.4 sq ft (8.21 sq mt)



Croftside, Bures

Illustration for identification purposes only. Measurements are approximate and not to scale.



North

