



BRIDGE HOUSE, BRIDGE STREET,

BURES ST MARY, SUFFOLK, CO8 5AD

NP NICHOLAS
PERCIVAL

Offered with no onward chain, Bridge House is located in the heart of the popular and picturesque Stour Valley village of Bures. The property is comprised of two bedrooms, the main bedroom benefitting from an en-suite shower room & dressing room, dining room, living room, kitchen, conservatory, family shower room and cloakroom. There is ample off-road parking in addition to the cart lodge / barn. There is also a useful potting shed / workshop.

Electric Under Floor Heating System | EPC E

Tenure Freehold | Council Tax Band F



Property

Approached via a gravelled driveway, a storm porch welcomes you to Bridge House and the home is entered via a solid Oak door that provides access to the entrance hall. The spacious dining room features two bay windows, the living room is also dual aspect with a bay window to the front. The centrepiece of the shaker style kitchen is the gas fired Aga, there is also an integrated Siemens electric oven, integrated hob and extractor hood. There is space for a fridge / freezer, and the utility cupboard contains space and plumbing for both a washing machine and tumble dryer. There is ample storage provided with a good array of cupboards and drawers set within a Corian worktop with one and half bowl sink, drainer, and food waste disposal system.

To the rear of the kitchen a glass partition and

door leads through to the conservatory. The cloakroom completes the ground floor and is comprised of a toilet and handbasin.

Ascending the stairs to the first floor, the main bedroom (with vaulted ceiling) enjoys river views. To the rear there is a dressing area and the en-suite shower room features a walk-in shower (with aquaboard walls, a rainfall shower head and mixer hose), hand basin with vanity unit and toilet. Bedroom two is a spacious dual aspect double room that also has views of the river. The family shower room completes the internal accommodation and is comprised of a walk-in shower, heated towel rail, hand basin and toilet.

Outside

The property is set behind a gated, gravelled driveway that allows ample off-road parking for several vehicles. The cart lodge / barn provides

covered parking for two vehicles as well as ample storage. The potting shed / workshop offers useful additional work space. The landscaped garden features mature planting and a number of trees and shrubs, creating a secluded spot in the heart of this popular village, whilst enjoying views of the river. There is ladder access to the river side for the convenience of a boat mooring.

Situation

Bridge House is situated in the heart of the popular village of Bures in the picturesque Stour Valley.

The village is a thriving community with several clubs and societies based from the community centre in the village.

The village provides a range of local amenities including a doctors' surgery, post office, primary school, village shop, two public houses, hairdressers / beauty salon and a railway station

providing a branch line service to Marks Tey mainline station for onward travel to London in around 1 hour 20 minutes. There is also a regular bus service to both Sudbury and Colchester. The pretty Georgian market town of Sudbury offers a broader range of facilities including a choice of supermarkets, high street retailers and popular eateries, and is located a short drive away. For art lovers, the Thomas Gainsborough Museum in the town has recently undergone a programme of renovation and redevelopment, and the popular water meadows offer lovely walks in a tranquil setting.

Agents Notes

The heating system is electrically powered, though gas is also supplied to the property.



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 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. **COUNCIL TAX:** Band F. **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).

Bridge House, Bures

Internal area: 1626 sq.ft / 151 sq.mt

Excluded areas: Outbuildings 563 sq.ft / 52 sq.mt

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

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