



NP NICHOLAS
PERCIVAL

For Sale. 5 Tenter Field,
Bures Hamlet, Essex, CO8 5FD

Incorporating **BS** BIRCHALL
STEEL



5 Tenter Field, Bures Hamlet, Essex, CO8 5FD

**Constructed in 2020, and benefitting from the residual Build Zone certification,
is this very well-presented and appointed three-bedroom bungalow.**

The property comprises a kitchen / dining / living area, utility room, ensuite shower room to the main bedroom, family bathroom, and off-road parking for four vehicles, there is an enclosed landscaped rear garden with large patio. The third bedroom is presently used as a snug.

Tenure Freehold | Private Road Estate Charge Applies c£600 pa
Gas Central Heating | EPC B | Council Tax Band E







The Property

Constructed in 2020 (thus benefiting from the residual Build Zone certification) is this beautifully presented detached three-bedroom bungalow set in popular village of Bures nestled on the banks of the river Stour, upon the Essex / Suffolk border.

An impressive Oak framed storm porch welcomes you to the property and the entrance hallway demonstrates the high level of finish, typical throughout the property, and features luxury flooring, Oak doors and chrome ironmongery.

The main bedroom benefits from built in wardrobes and the second bedroom is also a spacious double. The accompanying ensuite shower room to the main bedroom is comprised of a shower with both rainfall shower head and mixer hose attachment, handbasin set within a vanity unit, toilet, and heated towel rail.

The dual aspect third bedroom is presently used as a snug.

The four-piece family bathroom comprises a bath, separate shower cubicle with rainfall head and mixer hose attachment, toilet, handbasin set within a vanity unit and heated towel rail.

The rear of the bungalow opens to an impressive, open plan, kitchen / living / dining room with two sets of bi-fold doors (with electronically retractable blinds)

The centre piece of the kitchen is the quartz island (with breakfast bar), within which there is an integrated wine chiller, induction hob (with in-built extractor) and Bosch dishwasher.

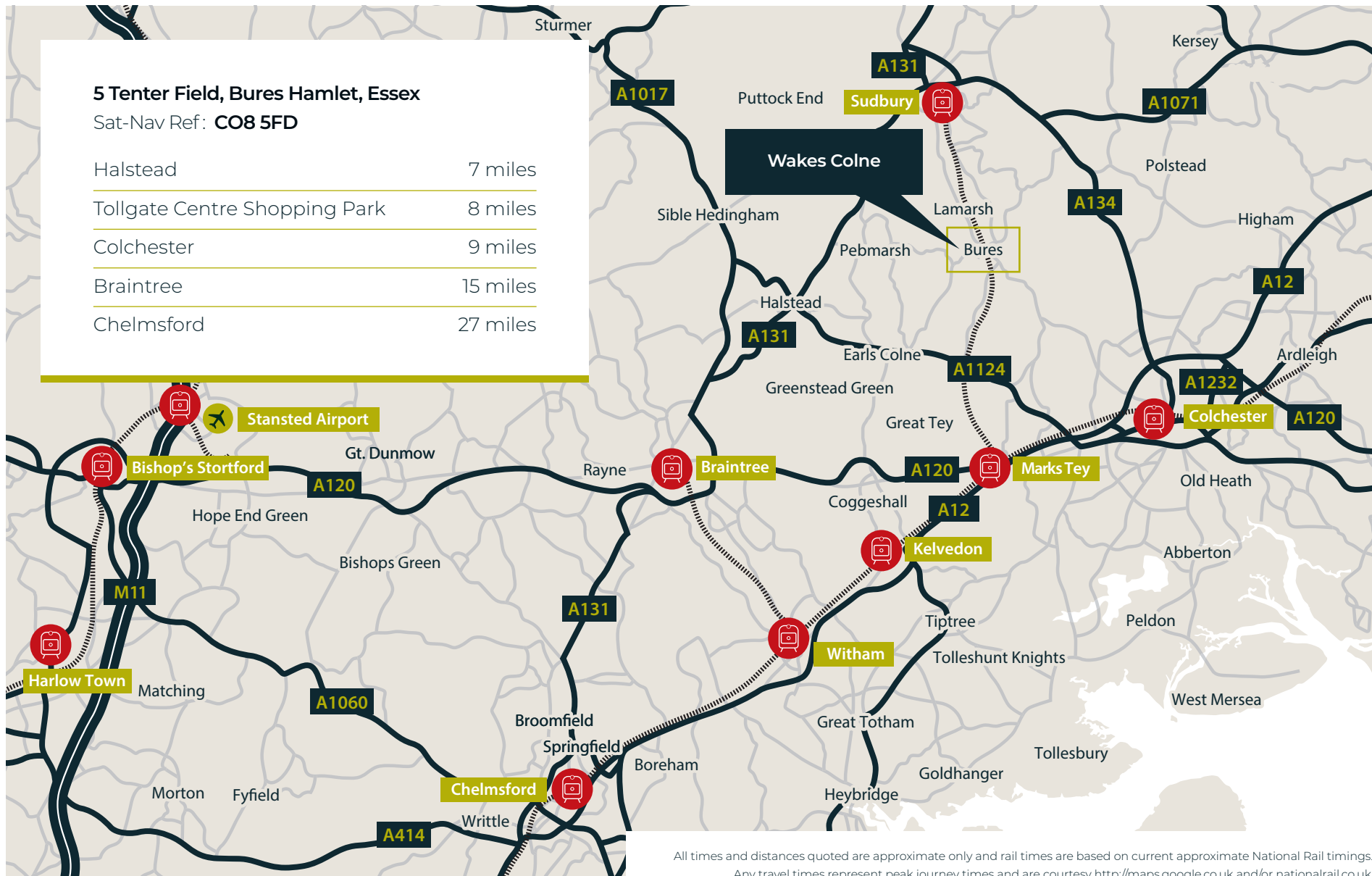
There is an integrated Bosch oven, accompanying microwave and warming drawer, as well as both an integrated fridge and freezer. Ample storage is provided by a good array of cupboards and drawers with a sleek and contemporary handleless design. There is a large skylight to the dining area, that in addition to the bi-fold doors allows ample natural light to flood into the room.

To the rear of the kitchen is the utility room that houses the gas boiler, a water softener and provides space and plumbing for both a washing machine and tumble dryer. The plantation style shutters used throughout the property will remain.

5 Tenter Field, Bures Hamlet, Essex

Sat-Nav Ref: **CO8 5FD**

Halstead	7 miles
Tollgate Centre Shopping Park	8 miles
Colchester	9 miles
Braintree	15 miles
Chelmsford	27 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Location

Tenter Field 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 outstanding at the latest Ofsted report), a village store / news agent, delicatessen, hair salon, and two public houses.

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.





Outside

To the front of the property there is a gravelled driveway that provides parking for up to four vehicles and a neatly tended front garden.

The present owners have secured planning permission for the construction of a double cartlodge and storage unit until planning reference 21/01147/HH, full details can be found at the Braintree District Council Planning Portal.

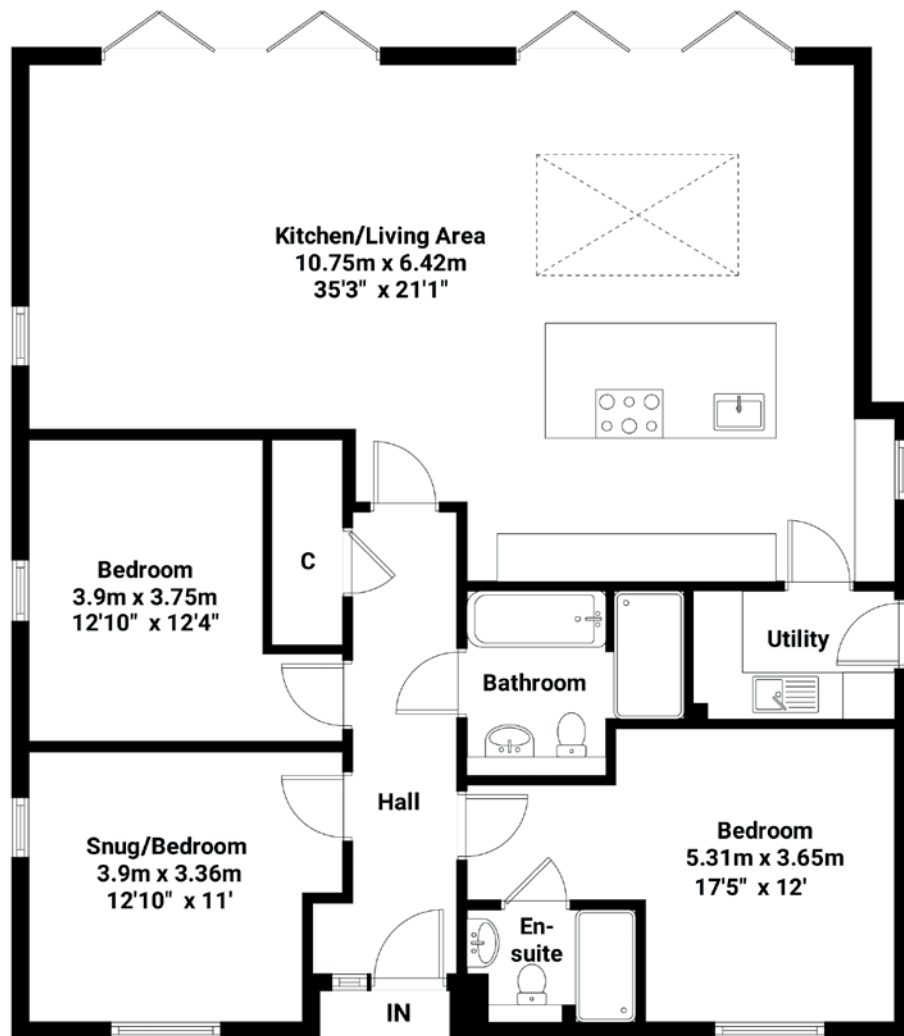
There is gated side access to both sides of the bungalow to the enclosed, landscaped rear garden.

Adjacent to the property is an expansive patio that enjoys views of the beautifully planted garden that features a range of mature trees, shrubs, beds and borders, with the remainder laid to lawn. For convenience there is a garden shed for storage.









Agents Notes

A private road estate charge of circa £600 pa applies for any shared communal costs.

Planning permission was previously granted for the construction of a double Cart Lodge and storage unit, this has now lapsed, but could be reapplied for should the new owner(s) so desire.

Tenter Field, Bures

Internal Floor Area: 1290 SqFt (120 SqMt)

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



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Viewing is strictly by appointment with the Sole Selling Agents.



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