



HILLSIDE, SUDBURY ROAD, BURES

SUFFOLK CO8 5JN

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PERCIVAL

A well-presented 1920's / 1930's constructed bungalow set in a generous plot, in excess of 0.9 acres overlooking the pretty village of Bures, which is nestled in the Stour valley amongst some truly stunning scenery.

The property is comprised of three bedrooms, dining room, sitting room, breakfast room, kitchen and family bathroom.

Double garage, ample off-road parking and useful outbuilding.

Mature garden. EPC D. Gas Central Heating.

Tenure Freehold | Council Tax Band E



Property

Hillside is a characterful period property with many attractive original features, set in an enviably sized plot with stunning views across the village of Bures and Stour Valley.

The entrance porch welcomes you into the home and provides access to the inner hallway which in common with much of the property features desirable exposed floor-boards.

From the hallway, the home opens up and provides access to the cosy sitting room, which benefits from dual aspects including a bay window and feature fire place. The dining room (also with feature fireplace and bay window) enjoys views across the village of Bures and the Stour Valley.

The kitchen features a Rangemaster oven with five ring gas burner hob, there is also space and plumbing for a dishwasher and space for a free standing fridge freezer. There is a good array of cupboards and drawers as well as a useful pantry and separate boiler cupboard.

There is a separate breakfast room adjoining the kitchen, which providing useful office / study space. The master bedroom enjoys dual aspects, feature fireplace and handbasin. The second bedroom (also a double) also benefits from dual aspects and feature fireplace. The third bedroom is a single bedroom. The family bathroom is comprised of a five-piece suite. The bath has a shower mixer attachment, there is a separate shower cubicle, bidet, toilet and handbasin.

Outside

Approached along a quiet lane, a gravel driveway leads you to Hillside, which is set in a plot in excess of 0.9 acres.

There is ample off-road parking for a number of vehicles as well as a double garage.

To the front and side of the property there is a large patio area which offers lovely views across the garden and the village of Bures. The garden itself features a variety of mature trees, shrubs and beds, ornamental fish pond as well as a vegetable patch. To the rear of the property there is a useful outbuilding, this has been sub-divided into four separate units (including storage units), a workshop / potting shed and a utility room with space and plumbing for a washing machine and tumble dryer.

A shower room leads from the utility room and is comprised of a shower cubicle, toilet and hand basin.

The garden also features an enclosed sun terrace (which was originally a swimming pool), concrete built cold store and separate log store.

Situation

Hillside is located in the highly desirable and picturesque village of Bures, which 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.

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, including the Colchester Royal Grammar, Colchester High School and St Marys School for girls.

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 Colchester and Sudbury.

Agents Notes

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.

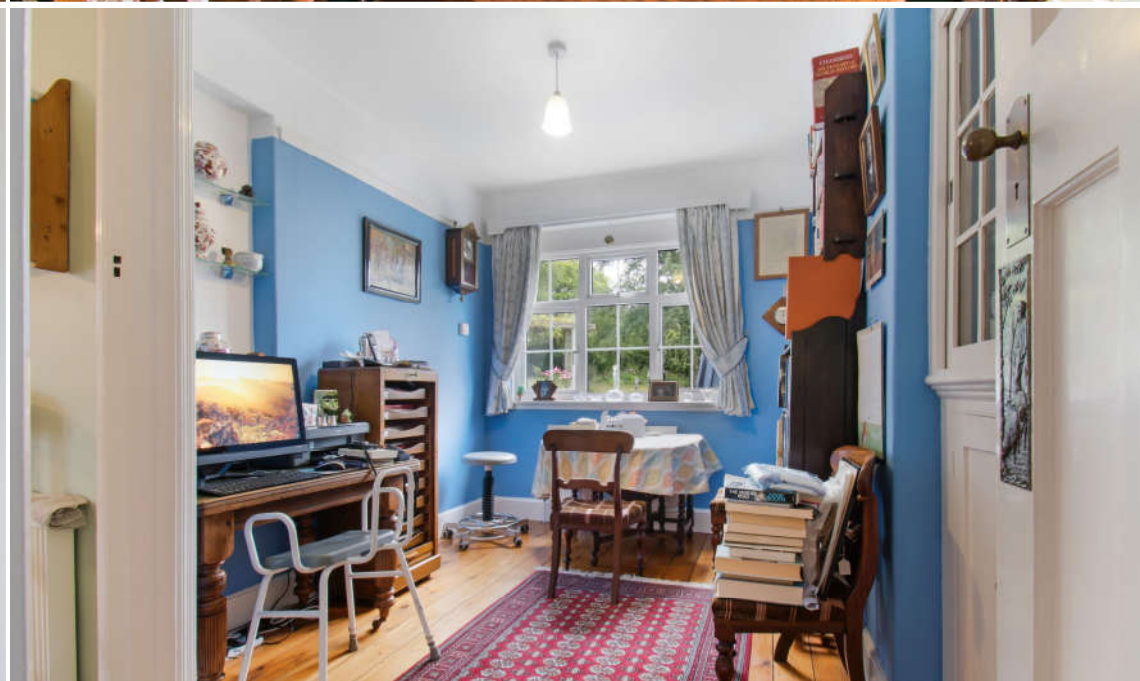
Any measurements quoted are for guidance only.

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.

Hillside; Total Plot Equates To 0.92 Acres

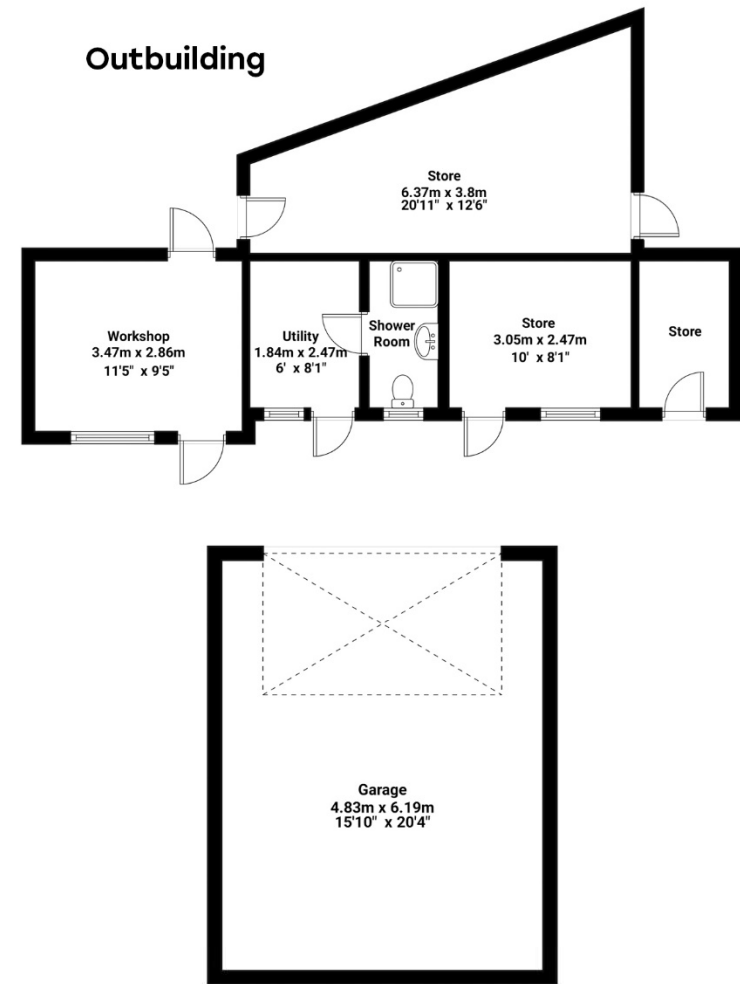
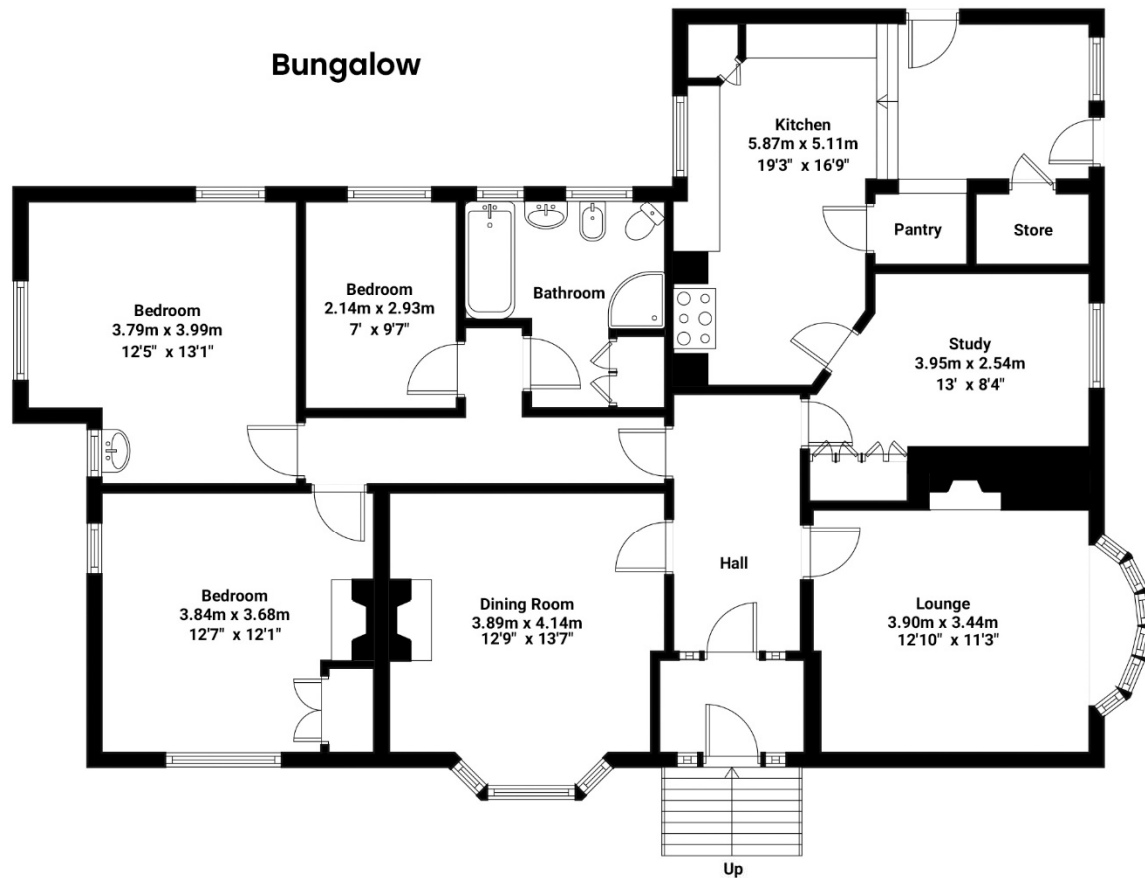




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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, 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 E. **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). We may recommend third party companies and their services that will assist you with the sale or purchase of property. We would like to point out that we do NOT receive any form of referral fee for these recommendations. **NICHOLAS PERCIVAL** are proud to be members of;

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Hillside, Bures

Internal area: 1280 sq.ft / 119 sq.mt

Excluded areas: Outbuilding 490 sq.ft / 46 sq.mt; Garage 322 sq.ft / 30 sq.mt

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

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