



12 Pikes Marsh
Bures, Suffolk

**DAVID
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12 Pikes Marsh, Bures, Suffolk, CO8 5AQ

Bures is a picturesque village built around the River Stour and features some fine period architecture. This thriving village offers a good choice of amenities with shops, school and pubs. Situated between Sudbury (six miles) and Colchester (seven miles) with the added benefit of the village rail station with an hourly service between Sudbury and Marks Tey Station which has a main line link to London Liverpool Street.

A well-presented four-bedroom (two en-suite) detached property situated on a well-planned development situated within walking distance of the centre of the historic village of Bures. Located on the Suffolk/Essex border, the property lies within the Stour valley. Offering an accommodation schedule of approximately 1,400sq ft over two floors and arranged via a two ground floor reception rooms. Further benefits to the property include off-street parking, garaging and low maintenance rear gardens.

A well-presented four-bedroom (two en-suite) detached property within walking distance of the centre of the village of Bures. Arranged via two ground floor reception rooms and further benefitting from garaging, off-street parking and low maintenance rear gardens.

Composite door opening to:

ENTRANCE HALL: Oak flooring throughout, understairs storage cupboard, radiator, alarm, staircase to first floor and door to:

KITCHEN: 15' 11" x 12' 10" (4.85m x 3.91m) Fitted with a matching range of shaker style wood base units and wall mounted cupboards with preparation surfaces over. Stainless steel single sink unit with mixer tap above, electric oven and grill and four ring gas hob with extraction above. Integrated appliances include fridge/freezer, dishwasher and washing machine. Tiled flooring throughout, LED spotlights, window to front and rear and double doors opening to the rear gardens.

SITTING ROOM: 19' 5" x 12' 6" (5.92m x 3.82m) A large room affording a dual aspect with double glazed casement window range to side with fitted blinds and patio doors to the opposite side leading to the garden.

DINING ROOM: 12' 2" x 11' 0" (3.71m x 3.35m) With bay window to side and window to front with fitted blinds.

CLOAKROOM: Fitted with WC and wash hand basin with mixer tap above.

First floor

LANDING: With hatch to loft and door to cupboard housing pressurised water cylinder.

BEDROOM 1: 15' 0" x 12' 6" (4.56m x 3.81m) With window to side and door opening to:

EN-SUITE SHOWER ROOM: 8' 4" x 3' 11" (2.54m x 1.19m) Fitted with WC, pedestal wash hand basin with mixer tap above, tiled flooring throughout and fully tiled, separately screened shower with shower attachment, heated rail.

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BEDROOM 2: 12' 9" x 11' 1" (3.88m x 3.38m) With sash window to front and side and fitted mirror fronted wardrobe units with attached hanging rail. Fitted blinds and door to:

EN-SUITE SHOWER ROOM: 6' 9" x 5' 0" (2.06m x 1.53m) Fitted with WC, pedestal wash hand basin with mixer tap above, tiled flooring throughout and fully tiled, separately screened shower with shower attachment, heated rail.

BEDROOM 3: 10' 2" x 8' 10" (3.11m x 2.70m) With sash window to front and fitted blinds.

BEDROOM 4: 12' 8" x 6' 5" (3.86m x 1.95m) With casement window range to rear and fitted blinds.

FAMILY BATHROOM: 8' 4" x 5' 7" (2.54m x 1.71m) Fitted with WC, pedestal wash hand basin and panel bath with shower attachment. Tiled flooring throughout, wall mounted heated towel radiator and obscured glass window to front.

Outside

The property is situated on Pikes Marsh and is approached via a block paved driveway providing direct access to the:

GARAGE: 19' 9" x 9' 9" (6.03m x 2.97m) With up and over door to front and light and power connected.

The low maintenance rear gardens are bordered by a part brick and fence line border with a central of lawn and rear patio enjoying the daytime sun. Gated side access is provided to the driveway.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: B. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///cashew.models.skim

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 123 4000). **BAND:** E.

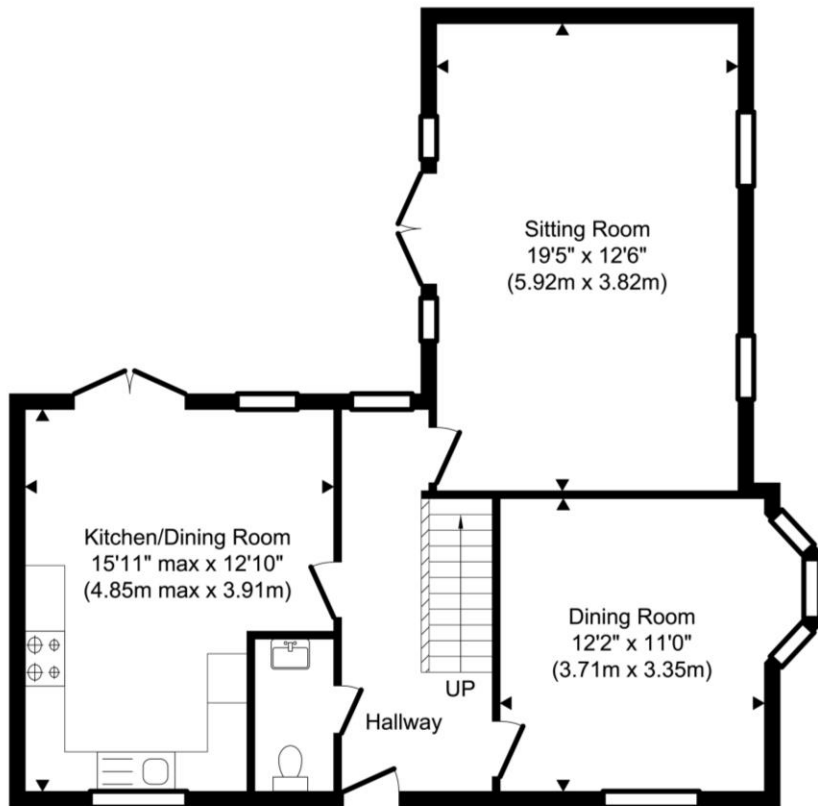
BROADBAND: Up to 80 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three and O2 (Source Ofcom).

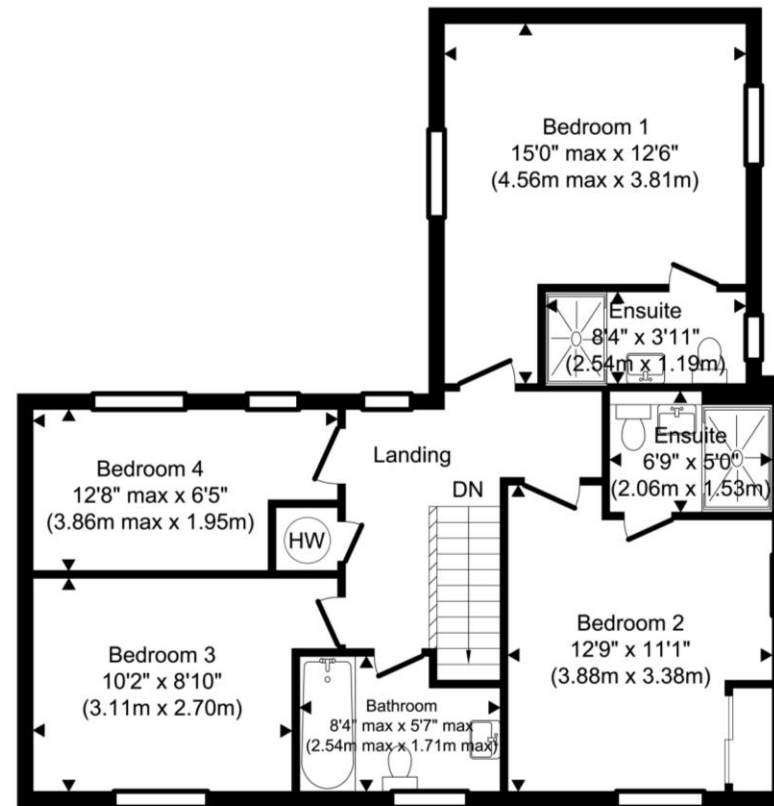
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

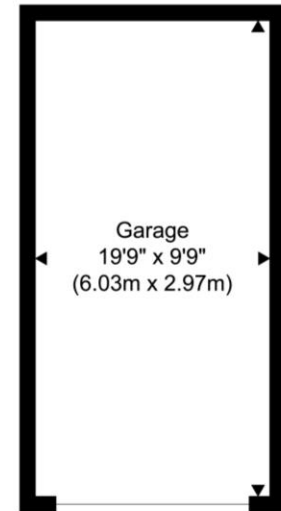
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Ground Floor
Approximate Floor Area
692.33 sq. ft.
(64.32 sq. m)



First Floor
Approximate Floor Area
689.96 sq. ft.
(64.10 sq. m)



Outbuilding
Approximate Floor Area
192.67 sq. ft.
(17.90 sq. m)

TOTAL APPROX. FLOOR AREA 1574.97 SQ.FT. (146.32 SQ.M.)

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