



5 Colne Road
Bures, Essex

**DAVID
BURR**



5 Colne Road, Bures, Essex, CO8 5DJ

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.

Nestled amidst open farmland enjoying a quiet location on the periphery of the ever-popular village of Bures is a three bedroom semi-detached property understood to date from the 1920s. Having been subject to an extensive programme of adaption, enhancement and extension by the current owner, the property comprises a generously proportioned accommodation arranged over two floors comprising two generously proportioned ground floor reception rooms, an open aspect kitchen/dining room and a range of versatile outbuildings enhancing the generously sized 0.17 acre total plot. Providing notable features including timber framed double glazed casement windows, original doors and architraves, a wood burning stove set within a brick fireplace and a Rangemaster fitted kitchen. Further benefits to the property include ample private parking via a shingle driveway to front with further vehicular access to side, gardens enjoying a gentle gradient away from the property with a range of versatile outbuildings abutting open farmland.

A three bedroom semi-detached property nestled amidst open farmland located on the periphery of the well-regarded village of Bures. Arranged via two ground floor reception rooms and further benefitting from ample private parking, a total plot size of approximately 0.17 acres and outstanding views across unspoilt farmland.

Panelled timber door opening to:

ENTRANCE PORCH: 5' 1" x 4' 3" (1.56m x 1.30m) With casement window to front, stripped engineered oak flooring and step up with door to:

ENTRANCE HALL: 4' 3" x 2' 11" (1.32m x 0.89m) With staircase off rising to first floor and panelled door opening to:

SITTING ROOM: 12' 5" x 10' 0" (3.78m x 3.05m) Characterised by an array of features including timber framed, triple glazed casement windows to front, a wood burning stove set within a red brick fireplace to the corner of the room with an oak mantle over, stripped high grade wood effect flooring and opening to a useful understairs storage recess with obscured glass window to side. Opening to:

KITCHEN/BREAKFAST ROOM: 15' 9" x 10' 10" (4.80m x 3.31m) Fitted with an extensive range of base and wall units with wood effect preparation surfaces over and tiling above. Ceramic single sink unit with vegetable drainer to side, mixer tap over and picture window affording an aspect across the garden room, gardens and farmland beyond. The focal point of the room is a four door Rangemaster oven with four ring ceramic hob over, plate warmer and Rangemaster extraction hood above. The kitchen units comprise a range of soft close cutlery drawers, deep fill pan drawers, corner shelving units with space for a washing machine. Space for an American style fridge/freezer, tiled flooring throughout and range of LED light fittings. Opening and step down to:

REAR HALL: 3' 8" x 3' 6" (1.14m x 1.09m) With tiled flooring throughout, door to linen store housing water cylinder with useful fitted shelving. Further door to:

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GROUND FLOOR BATHROOM: 7' 3" x 6' 0" (2.22m x 1.82m) Fully tiled and fitted with ceramic WC, pedestal wash hand basin and fully tiled bath with shower attachment over. Obscured glass window to side.

GARDEN ROOM (accessed via rear hall): 14' 9" x 13' 7" (4.50m x 4.15m) Set on a brick base with a glazed surround on two sides, set beneath a pitched roofline with double doors opening to the rear terrace and gardens beyond. Range of LED spotlights and further panel glazed door opening to the front aspect.

First floor

LANDING: With timber framed triple glazed casement window to side, hatch to loft and door to:

BEDROOM 1: 12' 7" x 10' 2" (3.83m x 3.10m) With triple glazed casement window range to rear affording an attractive aspect unspoilt farmland adjacent. Corner fireplace and door to fitted wardrobe with attached hanging rail and useful fitted shelving.

BEDROOM 2: 8' 3" x 7' 10" (2.51m x 2.38m) With triple glazed casement window to rear affording an elevated aspect across the gardens and views across open farmland. Stripped wood effect flooring.

BEDROOM 3: 11' 1" x 7' 10" (3.37m x 2.40m) With triple glazed casement window range to rear affording an elevated aspect and far-reaching views. Feature fireplace.

Outside

The property is situated on Colne Road, approached via a triple width driveway with space for approximately six vehicles. The driveway continues via a vehicular width access with double gates opening to a single expanse of lawn with a rear terrace and outbuildings.

UTILITY STORE: 12' 7" x 11' 6" (3.84m x 3.50m) With a single run of work preparation surfaces, stainless steel sink unit with mixer tap above and space and plumbing for washing machine and tumble dryer. Casement window to side, stripped wood effect flooring and door to:

STORE ROOM: With stripped wood effect flooring, triple glazed window to rear and further window to side.

STUDIO: 13' 0" x 11' 3" (3.98m x 3.43m) Affording a dual aspect with casement window range to side and rear, hatch to loft, partly carpeted and part stripped wood effect flooring.

SUMMER HOUSE: 11' 3" x 5' 11" (3.45m x 1.82m) Set within a screened private garden area with planting, slatted borders to side and low-level fence line to front. Panel glazed double doors open to a:

SUMMER HOUSE: With stripped wood effect flooring, further casement window to side, sash window and door to rear.

The lawn continues beyond the summer house with a timber framed external store and further parking area.

TENURE: Freehold

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

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

WHAT3WORDS: ///contexts.envisage.besotted

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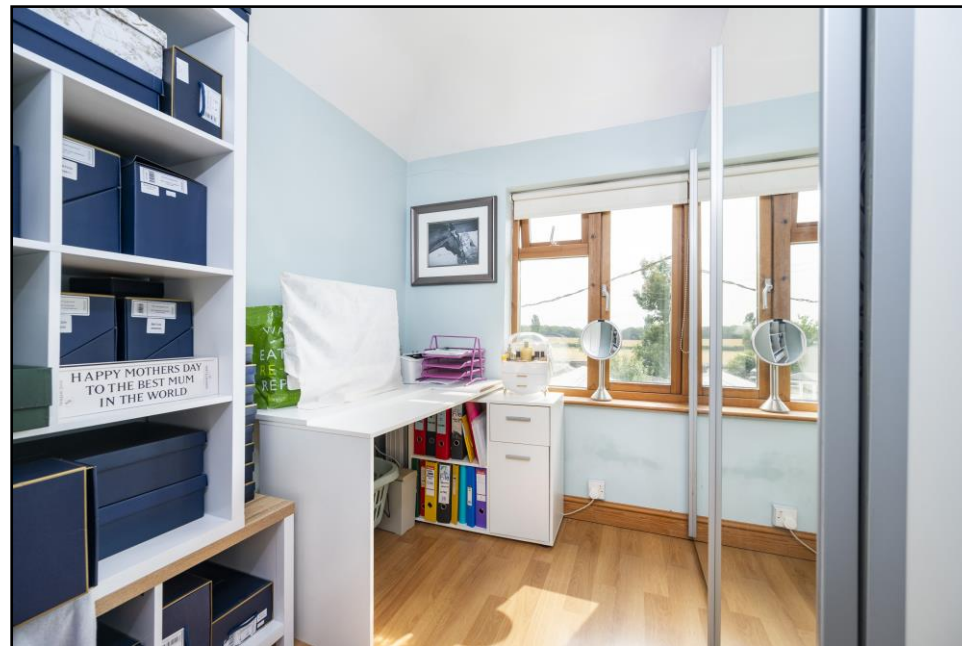
LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB (01376 552525). **BAND:** B.

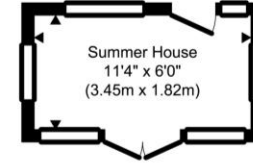
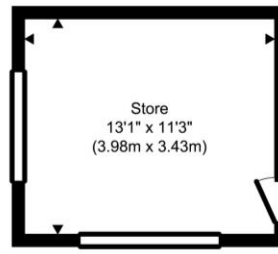
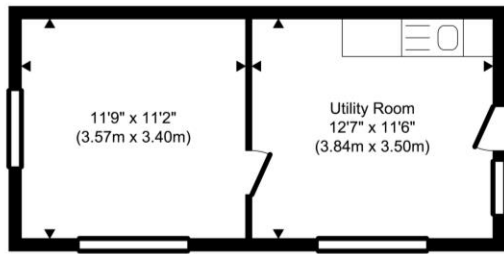
BROADBAND: Up to 900 Mbps (Source Ofcom).

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

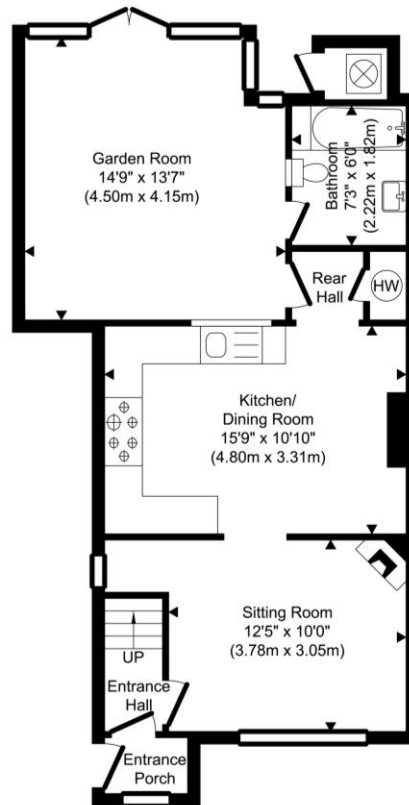
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

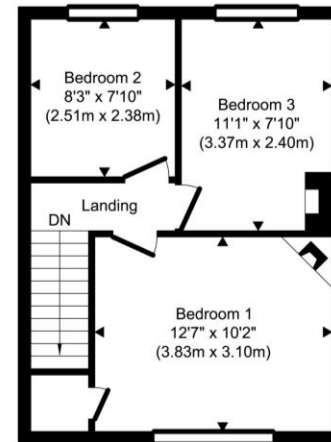




Outbuildings
Approximate Floor Area
500.30 sq. ft.
(46.48 sq. m)



Ground Floor
Approximate Floor Area
626.67 sq. ft.
(58.22 sq. m)



First Floor
Approximate Floor Area
339.38 sq. ft.
(31.53 sq. m)



