



Croft Lodge
Bures, Suffolk

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BURR**



Croft Lodge, The Croft, Bures, Suffolk, CO8 5JB

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.

An exceptionally situated four bedroom (one en-suite) detached chalet style property occupying a discrete position at the end of a private lane, walking distance to the centre of Bures with its range of local amenities including the village railway station with direct line to Colchester North Station. Enjoying a striking, open plan ground floor aspect arranged via a sitting/dining/kitchen/breakfast room, the accommodation is further comprised of two additional reception rooms with notable property features including bi-folding doors, part underfloor heating, quartz topped surfaces, LED lighting, intruder alarm and CCTV installation. Weighted in favour of ground floor accommodation and afforded a wealth of natural light, the property is particularly versatile with further benefits including garaging, ample off-street parking, an external heated swimming pool and private gardens with an established border.

An extensively refurbished and modern four bedroom (one en-suite) detached chalet style property enjoying a central village location benefitting from garaging, external heated swimming pool, private gardens and large entertaining, sitting, BBQ and games areas.

Solid oak door opening to:

ENTRANCE HALL: 4.31m x 1.15m (14' 1" x 3' 9") With porcelain tiled flooring throughout, double doors to cloak cupboard and opening to:

KITCHEN/BREAKFAST ROOM: 5.75m x 3.64m (18' 10" x 11' 11") Forming the principle reception space within the property and enjoying an impressive open plan aspect linking directly with the dining room and sitting room. The kitchen is fitted with a matching range of low maintenance gloss fronted base and wall units with speckled quartz topped worktops over and upstands above. Stainless steel single sink unit with vegetable drainer to side, mixer tap above and window to rear overlooking the gardens. Fitted with a range of appliances including a Bosch oven with grill over, microwave, coffee machine, fridge, freezer, wine cooler and dishwasher. A central quartz topped island provides further base level storage with Bosch flexi zone induction hob and LED spotlights above. Remote controlled ceiling mounted glass extractor. Opening to:

SITTING ROOM: 6.07m x 3.29m (19' 10" x 10' 9") Enjoying a dual aspect with windows to front and bi-folding doors opening to the raised terrace and heated swimming pool. Stone tiled flooring rises to a carpeted area of underfloor heating with central light slate tiled feature wall.

DINING ROOM: 3.85m x 3.14m (12' 7" x 10' 3") With porcelain tiled flooring throughout, booth seating with storage below, decorative light fitting, bi-folding doors to the rear terrace, gardens beyond and double doors to:

UTILITY ROOM: Housing washing machine and dryer with oak worktop above and oak shelving.

INNER HALL: 6.69m x 2.79m (21' 11" x 9' 1") With porcelain tiled flooring throughout, split level staircase off and window to rear overlooking the gardens. Doors to:

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MEDIA ROOM: 3.86m x 3.22m (12' 7" x 10' 6") With stripped wooden flooring throughout, window to front and LED spotlights. Currently being utilised as a cinema/media room with ceiling mounted speakers and offering further potential as an additional sitting room/snug. Door to:

GYM: 5.7m x 2.78m (18' 8" x 9' 1") A versatile room with window to front, internal shutters and stripped wooden flooring. LED spotlights throughout and mirrored walls.

STUDY: 2.49m x 2.09m (8' 2" x 6' 10") With carpet flooring and window to rear overlooking the gardens.

CLOAKROOM: With porcelain tiled flooring throughout and fitted with ceramic WC, wash hand basin within an oak topped unit and wall-mounted heated towel rail.

CUPBOARD: With porcelain tiled flooring, LED lighting and full height shelving.

First floor

PRIVATE MASTER LANDING: With door to eaves store room. Opening to:

MASTER BEDROOM: 5.76m x 3.54m (18' 10" x 11' 7") With window to front, Velux windows with integrated blind to side and his and hers fitted wardrobe units.

EN-SUITE BATHROOM: 3.24m x 1.90m (10' 7" x 6' 2") Partly tiled and fitted with ceramic WC, oval wash hand basin within a granite topped unit with illuminated LED mirror above, corner bath, fully tiled separately screened shower unit with chrome attachment and recess. Wall-mounted stainless steel heated towel rail and Velux window to side.

LANDING: LED lighting. Opening to:

BEDROOM 2: 3.87m x 3.74m (12' 8" x 12' 3" maximum) Enjoying a dual aspect with windows to side and rear overlooking gardens. Corner wash hand basin within a granite topped unit.

BEDROOM 3: 4.12m x 3.20m (13' 6" x 10' 5") Enjoying a dual aspect with window to front and side overlooking gardens.

BEDROOM 4: 3.51m x 2.66m (11' 6" x 8' 8") With window to front and Velux window with integrated blind to side. Eaves Storage.

FAMILY BATHROOM: 3.06m x 2.58m (10' 0" x 8' 5") Fully tiled and fitted with ceramic WC, wash hand basin within a gloss fronted base level unit, bath and fully tiled separately screened shower unit with chrome attachment. LED spotlights, wall-mounted stainless steel heated towel rail, LED illuminated mirror and velux window with integrated blind to side.

ATTIC: Boarded attic space with power and LED lighting. Loft ladder access.

Outside

A single-track private lane accessed directly off The Croft is shared by three properties, Croft Lodge set to the rear, access via a timber vehicular gate. A shingle area of off-street parking provides space for approximately seven vehicles with direct access provided to:

INTEGRAL GARAGE: 6.35m x 2.92m (20' 9" x 9' 6") With up and over door to front, LED lighting and power sockets, and also housing gas-fired boiler. Personnel door to Gym. Fitted cupboards and worktop. Painted walls and ceiling, and Duramat flooring.

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The gardens envelope the property with a single expanse of lawn bordering the area of off-street parking. Partly fenced with a brick border, range of border planting and steps up to heated swimming pool. The swimming pool benefits from an air-source heat pump, manual summer and winter cover and large surrounding entertaining, seating, BBQ and games areas.

A number of buildings sit adjacent to the swimming pool including a surf shack (changing room) pool (plant) house, tiki hut within a raised area of decking, adjacent rear timber decked terrace and steps up to the rear gardens. The gardens are well positioned for the mid-afternoon sun with gated access onto Sudbury Road. A timber shed and greenhouse are located to the rear garden.

The gardens benefit from dedicated wifi coverage, 2no. external taps, ample power sockets and feature front and rear remote-controlled lighting. CCTV security installation.

SERVICES: Mains water, foul drainage and electricity are connected. Gas fired heating to radiators. Air source heat pump to the swimming pool. **NOTE:** None of these services have been tested by the agent.

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

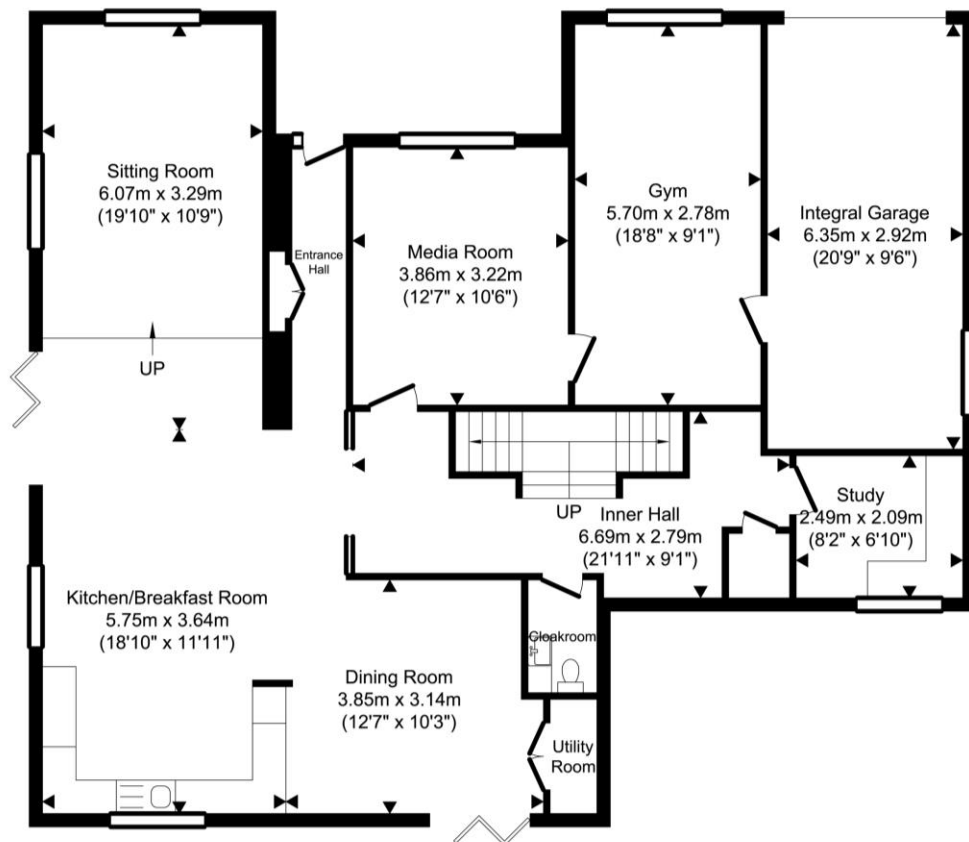
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F

VIEWING: Strictly by prior appointment only through DAVID BURR.

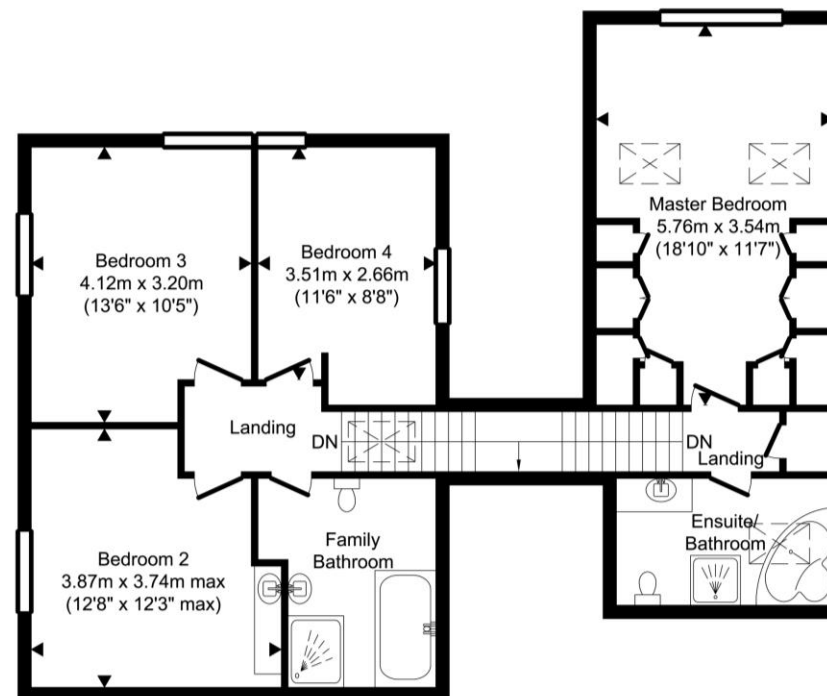
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Ground Floor
Approximate Floor Area
1467.98 sq. ft.
(136.38 sq. m)



First Floor
Approximate Floor Area
875.10 sq. ft.
(81.30 sq. m)

TOTAL APPROX. FLOOR AREA 217.68 SQ.M. (2343.08 SQ.FT.)

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