



**3 Croft Cottages**  
**Bures, Suffolk**

DAVID  
BURR







# 3 Croft Cottages, Sudbury Road, Bures, Suffolk, CO8 5JN

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.

Understood to date from approximately 1790, is a two-bedroom, mid-terraced, former farm workers' cottage, which enjoys an attractive west facing garden and is located within the highly regarded village of Bures. Enjoying unlisted status, the property is understood to have previously existed as part of the Bevills estate and in its current form is arranged via a single ground floor reception room with notable retained features, including an array of exposed timbers and stud work, a wood burning stove, a fitted kitchen and ground floor bathroom. Further benefits to the property include west facing gardens with a greenhouse and small polytunnel, a single garage, and the option of renting further parking for a sum of approximately £25 per calendar month.

## A two-bedroom, mid terrace, unlisted period cottage with west facing gardens garaging and a rented parking space.

UPVC framed double doors opening to:

**GARDEN ROOM:** (3.3m x 1.8m) Forming a single storey rear extension sitting on a brick base with a glazed around on two sides, beneath a pitched roof line with terracotta tiled flooring throughout. Panel glazed door to:

**SITTING ROOM:** (4.0m x 3.8m) Forming the principal reception space with UPVC framed, double glazed window to front, an array of exposed ceiling timbers, tiled fireplace with wood burning stove, exposed timber work above and staircase rising to the first floor. Step up to:

**KITCHEN:** (4.5m x 2.7m) Fitted with a matching range of base and wall units with preparation services over and tiling above. A stainless-steel single sink unit with mixer tap above, casement window to rear and fitted appliances including an oven with four ring hob with Stoves extraction above, space for a fridge/freezer, dishwasher and washing machine/dryer. Tiled flooring throughout and spotlights.

**GROUND FLOOR BATHROOM** (3.7m x 1.2m) Fitted with ceramic WC, pedestal wash hand basin and corner bath with shower attachment over. Obscured glass casement windows to front.

### First floor

**BEDROOM 1:** (3.9m x 4.0m) With casement window to rear, hatch to loft and exposed chimney breast.

**BEDROOM 2:** (4.5m x 3.9m) With casement window to rear and range of fitted wardrobes, door to linen store housing water cylinder with useful fitted shelving.

### Outside

The property is approached by a path through the private garden from a track where the property and neighbouring cottages utilise the parking area. There is also a shared pathway between the gardens directly to the front door. A right of way is afforded over the terrace to all four properties in the terrace for necessary access. The gardens are currently home to

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three National Collections of plants, which will be removed prior to the completion of any sale.

**GARAGE:** With up and over door to the front and personal door to rear, light and power connected and recently reroofed.

**AGENTS NOTE:** Vehicular access to the garage from Sudbury Road is via land owned by a neighbouring property.

**TENURE:** Freehold

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

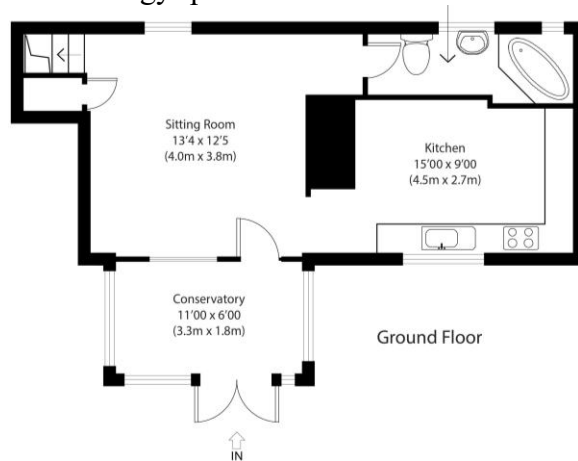
**EPC RATING:** E. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///childcare.inch.bandwagon

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

**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.



Ground Floor

First Floor

Approximate Gross Internal Area  
845 sq ft (79 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.photosharinggroup.co.uk

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