



**Colchester Road, Bures CO8 5AE**

  
william  
h brown

**welcome to**

**Colchester Road, Bures**

Occupying a generous plot with ample parking & a large rear garden is this beautiful extended four bedroom detached home enjoying a stunning outlook. The property sits in a prominent position within the highly regarded village of Bures & benefits from spacious and flexible accommodation throughout.



### **Entrance Porch**

Covered porch. Door leading to:-

### **Entrance Hall**

Door to front aspect. Understairs cupboard, coat cupboard, radiator. Stairs rising to first floor.

### **Lounge**

14' 4" into bay x 13' ( 4.37m into bay x 3.96m )  
Double glazed box bay window to front aspect with views over the water meadows and river. Double glazed window to side aspect. fireplace with inset wood burner. Radiator. Opening onto:-

### **Dining Room**

11' 1" x 9' 10" ( 3.38m x 3.00m )  
Double glazed window to side aspect. Radiator.  
Door leading to garden room and opening onto:-

### **Kitchen**

11' 2" x 8' 10" ( 3.40m x 2.69m )  
Double glazed window to rear aspect and double glazed door to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral electric oven with inset calor gas hob.and hood over. Integral dishwasher. Storage cupboard, radiator.

### **Garden Room**

11' 6" x 10' 10" + door recess ( 3.51m x 3.30m + door recess )  
Double glazed patio doors leading to rear garden. Double glazed window to side aspect. Utility cupboard with plumbing for washing machine. Door leading to ground floor cloakroom and:-

### **Study**

12' x 7' 1" ( 3.66m x 2.16m )  
Double glazed window to rear aspect. Radiator.

### **Landing**

Double glazed window to side aspect. Access to boarded loft that has velux windows, via fitted steps

### **Bedroom One**

10' 11" x 10' 8" ( 3.33m x 3.25m )  
Double glazed window to rear aspect. Range of fitted wardrobes. Radiator.

### **Ensuite**

Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan.

### **Bedroom Two**

11' 11" x 11' ( 3.63m x 3.35m )  
Double glazed windows to front and rear aspects both with far reaching views. Radiator.

### **Bedroom Three**

11' 2" x 8' 9" ( 3.40m x 2.67m )  
Double glazed window to side aspect. Radiator.

### **Bedroom Four**

7' 6" x 7' ( 2.29m x 2.13m )  
Double glazed window to front aspect with views over the water meadows and river. Built in cupboard, radiator.

### **Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Airing cupboard, radiator.

### **Front Garden**

A driveway leads to the garage and the remainder is landscaped with mature shrubs.

### **Rear Garden**

The rear garden commences with a patio seating area with the remainder being predominantly laid to lawn with mature shrubs, and a well established vegetable and fruit areas to the rear. Rear vehicular access. Side access gate.

### **Detached Garage / Workshop**

19' 3" max x 6' 7" ( 5.87m max x 2.01m )  
Power and light connected. Cellar beneath.

### **Garage**

15' x 8' 9" ( 4.57m x 2.67m )  
Power and light connected. Double doors. Pitched roof.

### **Agent's Note**

The vendor has advised that the solar panels heat the hot water at the property.



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welcome to

## Colchester Road, Bures

- Extended four bedroom detached home
- Highly regarded village location
- Stunning views to the front
- Three reception rooms
- Flexible accommodation throughout

Tenure: Freehold EPC Rating: E

offers in excess of

**£540,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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william h brown



**01787 379372**



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



**williamhbrown.co.uk**