





# 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 (  $3.51m \times 3.30m + door$  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

#### 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 )

fitted wardrobes. Radiator.

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.





# 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

£530,000







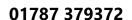
Station Lill Colonbeater Stours
Colonbeater River Stours
Map data ©2024

Please note the marker reflects the postcode not the actual property

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