



**Ropers Hall Cottages, Assington Road, Bures, CO8 5JX**



**welcome to**

**Ropers Hall Cottages, Assington Road, Bures**

Set in this beautiful semi-rural location surrounded by countryside is this extended three bedroom home, offering spacious and flexible accommodation throughout. This lovely home occupies a generous plot, including large gardens and is enhanced with parking and a detached double garage.



### **Entrance Porch**

Door to front aspect. Stairs rising to first floor.

### **Dining Room**

11' 7" x 10' 9" ( 3.53m x 3.28m )

Double glazed window to front aspect. Understairs cupboard, open fireplace. Radiator.

### **Lounge**

24' 5" x 11' 6" ( 7.44m x 3.51m )

Double glazed window to front aspect. Fireplace. Central heating boiler, radiator. Door leading to:-

### **Kitchen**

15' 3" x 10' 6" ( 4.65m x 3.20m )

Double glazed window and door to rear aspect. Sky light. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Space for appliances. Radiator.

### **Inner Hall**

Door to rear aspect. Fitted with matching wall and base units. Radiator.

### **Cloakroom**

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Radiator.

### **Wet Room**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and wet room shower. Heated towel rail, extractor fan.

### **Landing**

Window to side aspect.

### **Bedroom One**

13' x 11' max ( 3.96m x 3.35m max )

Double glazed window to side aspect. Feature fireplace, radiator.

### **Bedroom Two**

13' x 11' max ( 3.96m x 3.35m max )

Double glazed window to front aspect. Feature fireplace, access to loft, radiator.

### **Bedroom Three**

11' 5" x 8' 10" ( 3.48m x 2.69m )

Double glazed window to rear aspect. Radiator.

### **Garage**

19' 11" x 17' 6" ( 6.07m x 5.33m )

Up and over doors. Power and light connected. Inspection pit. Three double glazed windows.

### **Outside**

The property occupies a generous plot, there is a large lawned front garden, that was originally where the parking for the property was, so if extra parking was required this could easily be restored, the rear garden commences with a seating area with the remainder having a number of beds and mature shrubs, to the rear of the garden there is another lawned area with beautiful views over the fields. You will find the detached garage at the rear of the garden that is accessed by a long driveway that runs to the rear of the cottages. The neighbouring property does also have vehicular access to there rear drive.

### **Agent's Note**

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is an associate of the Connells Group.



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## Ropers Hall Cottages, Assington Road, Bures

- Extended three bedroom home
- Semi rural location only 2 miles from Bures train station
- Spacious and flexible accommodation
- Large rear garden
- Off road parking and detached double garage

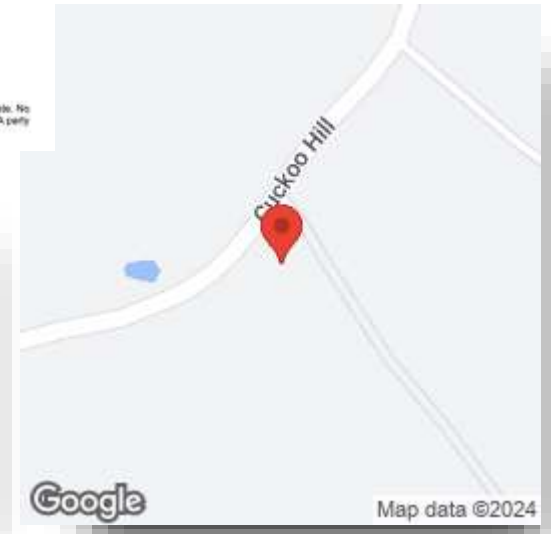
Tenure: Freehold EPC Rating: E

offers in excess of

**£400,000**



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Property Ref:  
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