



**Craigs Lane, Mount Bures, Bures CO8 5AN**



**welcome to**

## **Craigs Lane, Mount Bures, Bures**

Set within one of the areas highest regarded locations, this impressive detached home offers extremely well presented and spacious accommodation throughout with the open plan bespoke kitchen/living being the real highlight. The property is further enhanced with ample parking and private garden.



### Entrance Hall

19' 4" x 10' 1" ( 5.89m x 3.07m )

Double glazed door to front aspect. Stairs rising to first floor. Radiator. Double doors to lounge. Opening onto dining room and door leading to:-

### Cloakroom

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

### Lounge

27' 9" x 13' 5" ( 8.46m x 4.09m )

Double glazed window to front aspect and two double glazed windows to side aspect. Double glazed french doors leading to garden. Fireplace housing inset wood burner. Two radiators.

### Dining Room

21' 2" x 12' 7" ( 6.45m x 3.84m )

Double glazed window to front aspect and double doors leading to conservatory. Bespoke fitted shelving unit. Radiator. Double doors leading to:-

### Open Plan Kitchen / Living

28' 3" x 17' 11" ( 8.61m x 5.46m )

Kitchen

Vaulted ceiling with three velux windows. Double glazed windows to rear aspect. Bespoke fitted kitchen with Neff appliances. Two bowl butler sink with mixer tap. Large larder unit, integral dishwasher, two integral ovens, integral fridge. Large island incorporating cupboards, pan drawers and hob. Granite work surface throughout. Radiator. Double glazed door leading to conservatory.

Living Area

Two double glazed french doors leading to side garden. Door leading to boot room. Bespoke dresser with glazed doors to top. Freestanding wood burner. Large bespoke fitted shelving unit.

### Conservatory

18' x 7' 10" ( 5.49m x 2.39m )

Double glazed windows to two aspects and double glazed door leading to garden. Radiator.

### Utility Room

9' 6" x 6' 4" ( 2.90m x 1.93m )

Double glazed window to rear aspect. Fitted with matching wall and base units. Sink and drainer unit. Plumbing for washing machine. Radiator.

### Boot Room

11' 6" + cupboards x 7' 11" ( 3.51m + cupboards x 2.41m )

Double glazed window to front aspect. Double glazed door. Bespoke fitted storage cupboards. Cupboard housing central heating boiler.

### Galleried Landing

Double glazed window to front aspect. Storage cupboard. Radiator.

### Study / Bedroom Four

11' 6" max x 9' 6" max ( 3.51m max x 2.90m max )

Currently used as a home office. Range of fitted storage. Radiator. Door leading to:-

### Bedroom One

19' 1" x 18' 1" max ( 5.82m x 5.51m max )

Double glazed window to front aspect. Large walk in wardrobe measuring 9' 9" x 6' 7". Bespoke fitted bedroom units. Radiator.

### Ensuite

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

### Bedroom Two

13' 4" x 10' 4" + recess ( 4.06m x 3.15m + recess )

Double glazed windows to front and side aspects. Radiator.

### Ensuite

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

### Bedroom Three

13' 5" x 10' 1" ( 4.09m x 3.07m )

Double glazed windows to rear and side aspects. Bespoke fitted wardrobes. Radiator.

### Ensuite

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, radiator.

### Bedroom Five

11' 6" x 10' 1" ( 3.51m x 3.07m )

Double glazed window to rear aspect. Built in wardrobes, radiator.

### Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, large wash hand basin and bath with shower over. Shaver point, extractor fan, radiator.

### Front Garden

The driveway provides ample off road parking and the remainder is predominantly laid to lawn.

### Rear Garden

The rear garden commences with a patio seating terrace, with the remainder being predominantly laid to lawn with established flower beds and shrubs to borders. The patio leads to an area with the oil tank and a detached shed measuring 13' x 9' 11".

### Side Garden

The side garden is a real sun trap with a large patio seating area and raised beds, and also houses a large fitted log store. Gate to front aspect.



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## Craigs Lane, Mount Bures, Bures

- Highly regarded village location
- Four / Five bedroom detached home
- Spacious lounge and dining rooms
- Stunning open plan kitchen / living with bespoke kitchen
- Ample off road parking and private gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: G

**£850,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD108306 - 0003

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