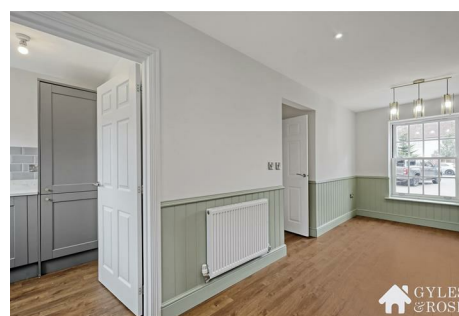




## Pikes Marsh, Bures

**\*\*Chain Free\*\*** A well-proportioned four-bedroom home in the heart of Bures, offering spacious living space, with a garden ideal for entertaining, and a private garage. Set within a peaceful residential development, with excellent transport links and village amenities close by.

Guide price £525,000

# Pikes Marsh

Bures, CO8



- Chain free
- Off-street parking and detached garage
- Close to village amenities
- Guide Price £525,000 - £550,000
- Detached family home
- Commuter links
- Utility room
- Sought-after location
- Stylish interiors
- Four bedrooms

## The Property

Positioned in a sought-after residential development in Bures, this well-laid-out four-bedroom family home offers stylish and practical living space across two floors. From the welcoming entrance hall, you're guided into a generous dual-aspect living room, perfect for everyday family life or relaxed evenings. To the side sits a spacious kitchen/dining room, offering ample prep and dining space for entertaining or casual meals. A ground floor WC, understairs store, and utility room off the rear enhance the home's function and flow.

Upstairs, four well-proportioned bedrooms include a generous principal suite with en-suite shower room. Three further bedrooms are served by a modern family bathroom, along with additional storage cupboards off the landing.

## The Outside

To the rear, the garden has been designed for low-maintenance enjoyment, framed by fencing for privacy. The space is ideal for entertaining, dining alfresco, or simply relaxing.

The home also benefits from off-street parking and a private garage, conveniently positioned to the side of the property, with direct pedestrian access from the rear garden.

## The Area

Bures is a thriving and picturesque village that borders Essex and Suffolk, offering a charming mix of rural tranquillity and modern convenience. With its local shops, pub, primary school, and a strong sense of community, Bures appeals to both families and professionals.

The village also benefits from its own railway station offering direct links to Marks Tey, Colchester and London Liverpool Street, making it a fantastic option for commuters wanting countryside living without compromising on connectivity.

## Further Information

Tenure - Freehold

Council Tax - Babergh Band D

Construction: Brick

Mains: Water, gas, sewerage, electricity

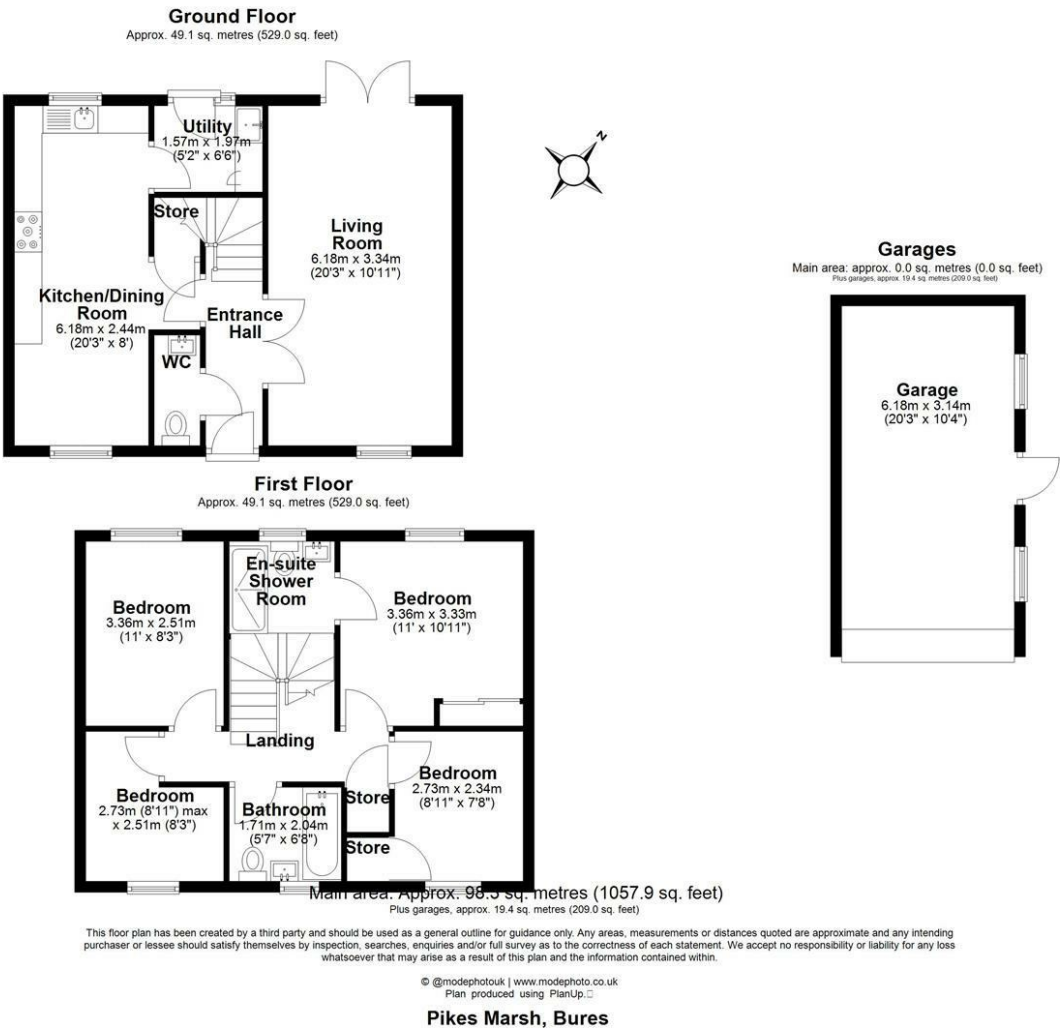
Solar thermal panel

Seller Position: Chain Free

Estate Charge: Approx. £261 PA



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                             |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                               |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                               |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                               |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                               |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |