

The Paddocks
Bures Hamlet, Essex

DAVID BURR








SAMSUNG

44 The Paddocks, Bures Hamlet, Essex, CO8 5DF

- **Three-bedroom link-detached house**
- **Situated in the popular village of Bures**
- **Spacious lounge with bi-fold doors opening to the garden**
- **Modern German-designed kitchen/dining room**
- **Quartz work surfaces and contemporary kitchen fittings**
- **Ideally situated for commuters**
- **Utility room and additional storage**
- **Ground-floor shower room and WC**
- **Family bathroom with Jacuzzi bath and integrated lighting**
- **Established front and rear gardens**
- **Off-road parking**
- **Useful storage throughout**

Situated within the highly regarded village of Bures, this attractive three-bedroom link-detached family home offers an excellent opportunity to acquire a beautifully presented property which has undergone an extensive programme of improvements since 2024, creating a beautifully updated home that combines contemporary style with modern comfort. From the installation of new windows and doors throughout, a new boiler and radiators, and a complete electrical rewire, to the addition of a stylish new kitchen, updated bathrooms and new flooring, considerable care and investment have gone into enhancing the property. The result is a home that is ready to move into, with the benefit of many of the major improvements already taken care of.
The property is particularly well suited to modern family life and benefits from a bespoke German-designed kitchen/dining room, a light-filled sitting room with bi-folding doors opening onto the rear garden, and a cleverly converted garage providing additional utility, shower and storage facilities. Further benefits include established front and rear gardens, off-road parking and an appealing position within this popular Stour Valley village.

The accommodation is approached via a composite entrance door with glazed panels, opening into a welcoming reception hallway featuring a newly fitted storage unit, two additional storage cupboards and a staircase rising to the first floor. The principal reception room is a particularly attractive space, enjoying excellent levels of natural light through double-glazed windows and bi-folding doors opening directly onto the established rear gardens. This creates a delightful connection between the internal accommodation and outdoor entertaining areas, making the room equally suited to everyday family living and more formal occasions.

Of note is the impressive German-designed kitchen/dining room, which has been comprehensively appointed with an extensive range of contemporary fitted cabinetry, complemented by elegant quartz work surfaces. The kitchen incorporates an induction hob, an inset stainless-steel butler-style sink with mixer tap, integrated cabinet lighting and a dedicated microwave provision. An illuminated display unit with power adds a further distinctive feature, whilst the generous storage provision and carefully considered layout combine to create an exceptionally practical and visually appealing environment.

The former garage has been thoughtfully converted to provide a useful utility room with space for a washing machine, fridge and fridge-freezer, together with the gas-fired boiler. This area also provides access to a well-appointed ground-floor shower room comprising a separately screened shower enclosure, low-level WC and wash hand basin with mixer tap. Additional storage has been retained within the front section of the former garage, further enhancing the versatility and practicality of the accommodation.

To the first floor, a light and airy landing enjoys a window to the front elevation and provides access to three bedrooms and the family bathroom. The principal bedroom offers comfortable and well-proportioned accommodation, whilst the second bedroom enjoys an attractive outlook across the established rear gardens and provides access to the loft. The third bedroom is a single room with a double-glazed window to the front elevation and offers flexibility for use as a child's bedroom, nursery or home office. The accommodation is completed by a stylish family bathroom, featuring a Jacuzzi bath with integrated lighting, shower facilities and a contemporary vanity unit. An obscure-glazed window to the side elevation provides natural light whilst maintaining privacy.

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Externally, the property is complemented by attractive and well-established gardens to both the front and rear. The front garden is thoughtfully planted with an assortment of mature trees, shrubs and established borders, creating an appealing approach to the property, together with the benefit of off-road parking. Gated pedestrian access leads to the rear garden, which provides a pleasant and private-feeling outdoor environment, principally laid to lawn with a paved terrace ideally suited to al fresco dining and entertaining. Mature planting provides seasonal interest, whilst panel fencing forms the boundaries. A useful timber storage shed provides additional space for garden equipment and general storage.

Bures is a well regarded village set on the Essex/Suffolk border, known for its attractive period properties, village amenities and surrounding countryside. The village offers a strong community atmosphere, with local facilities typically including a primary school, doctors' surgery, post office, public houses, parish church, village hall and access to scenic walks along the River Stour and surrounding rural lanes.

A key advantage of the location is the balance it offers between village living and wider accessibility. Bures benefits from rail links, providing connections towards Sudbury and Marks Tey, with onward services to London Liverpool Street. Nearby market towns including Sudbury, Colchester and Halstead provide a broader range of shopping, schooling, leisure and professional services, making 44 The Paddocks an appealing option for purchasers seeking convenience and a desirable village setting.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: TBC

WHAT3WORDS: pans.shelving.kinds

LOCAL AUTHORITY: Braintree District Council. **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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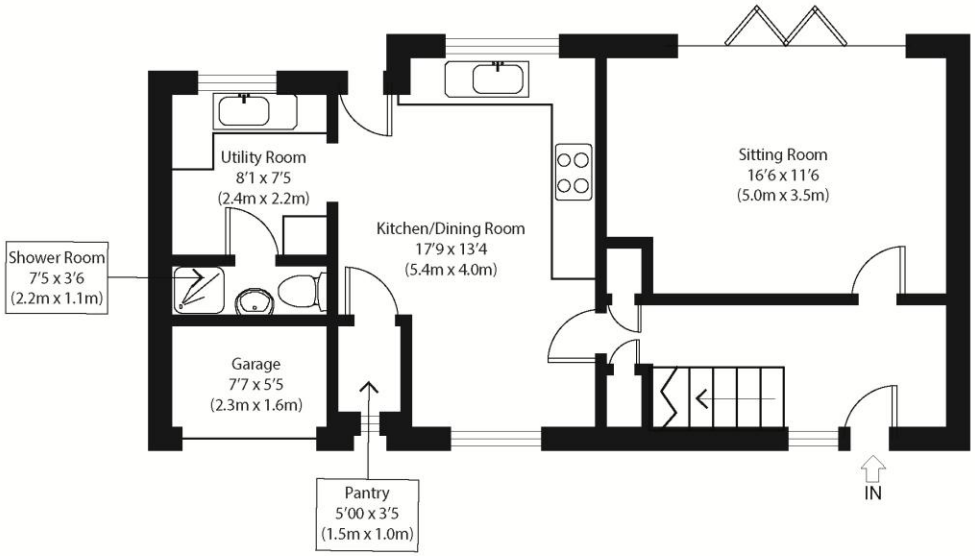




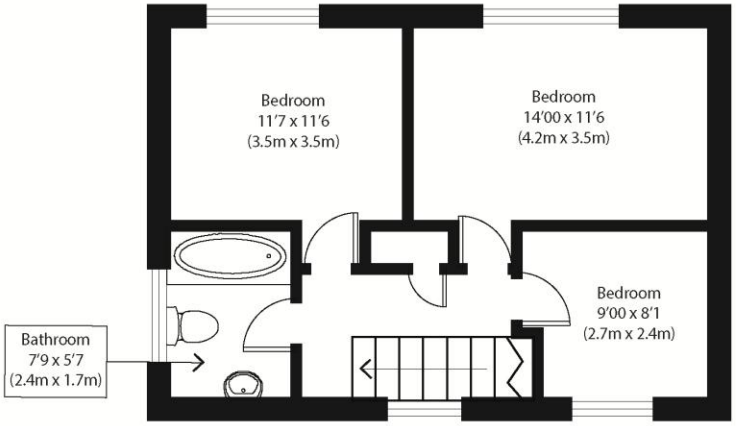




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Ground Floor



First Floor

Approximate Gross Internal Area
1150 sq ft (107 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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outback

