



## 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

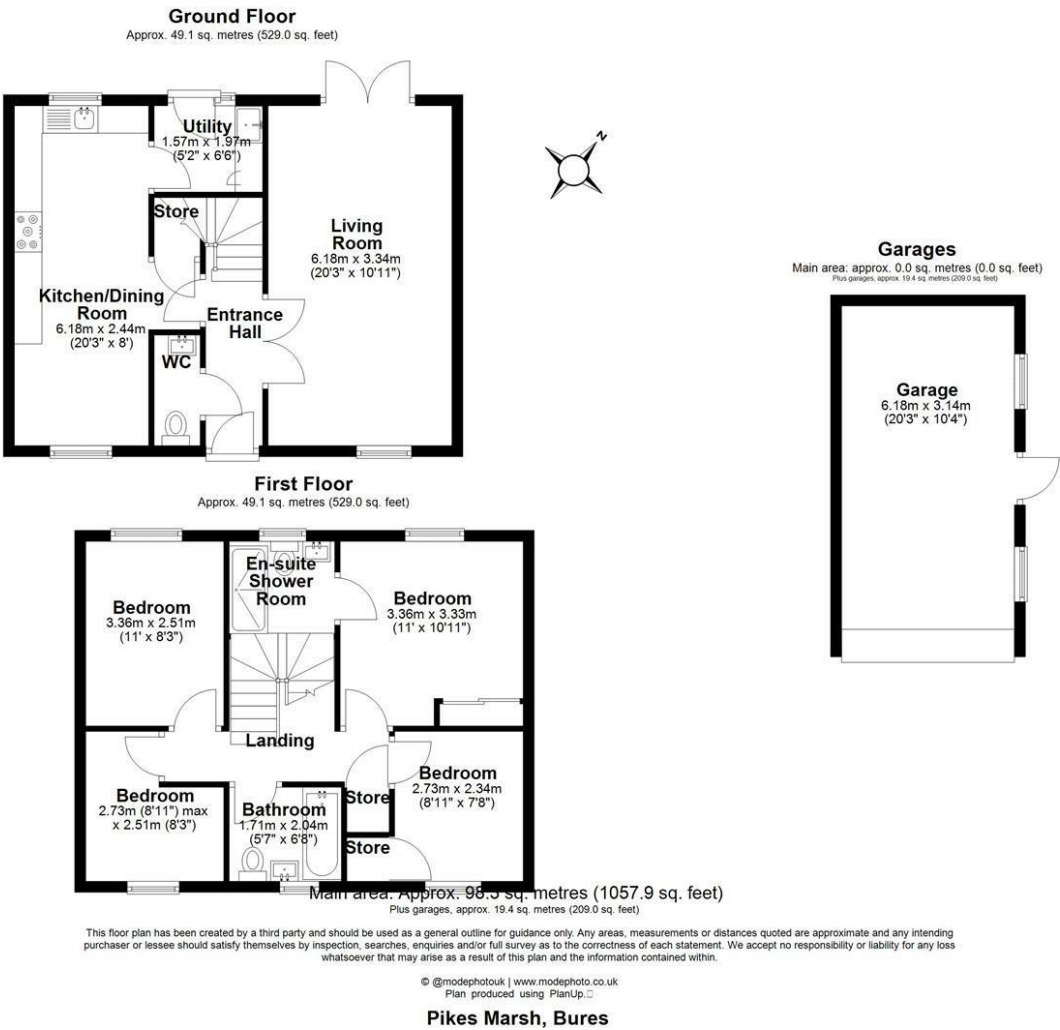
Seller Position: Chain Free

Estate Charge: Approx. £261 PA





Floor Plan



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	