

oakheart



£550,000

Offers In The Region Of
Colchester Road, Bures



A well-presented four bedroom detached family home, situated within the popular and well-served village of Bures, backing onto the River Stour and offering spacious and well-balanced accommodation arranged over two floors.

The ground floor provides a practical and flowing layout, comprising a generous living room with double doors opening to the rear garden, creating an excellent space for both everyday living and entertaining. A separate dining room sits to the front of the property, while the kitchen is positioned centrally and offers ample worktop and storage space, with convenient access to a ground floor bathroom. The layout lends itself well to modern family life, with

clearly defined living and dining areas.

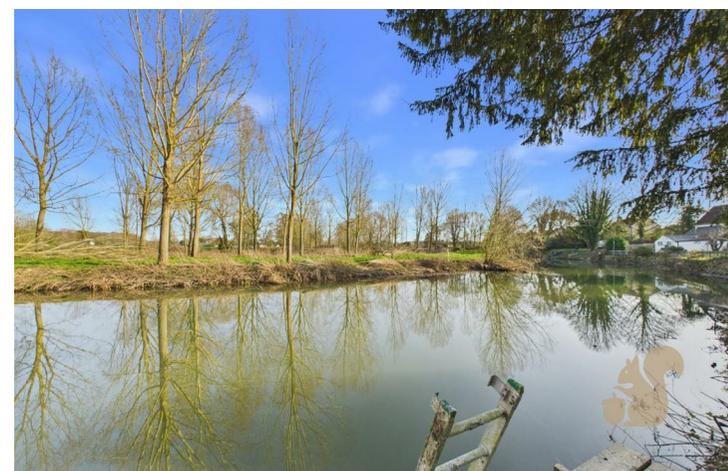
To the first floor are four well-proportioned bedrooms, including a principal bedroom benefitting from an en-suite bathroom and a Juliet balcony opening to the rear, with views over the garden and River Stour. The remaining bedrooms are generously sized and served by a separate shower room, making the property ideal for families or those requiring home office space.

Externally, the property enjoys a driveway providing tandem off-road parking for two vehicles. To the rear, the garden begins with a paved seating area, ideal for outdoor dining and entertaining, and continues to an area laid to lawn.

A particular highlight is the garden's position backing directly onto the River Stour, offering a tranquil outlook and a wonderful sense of privacy and connection to nature.

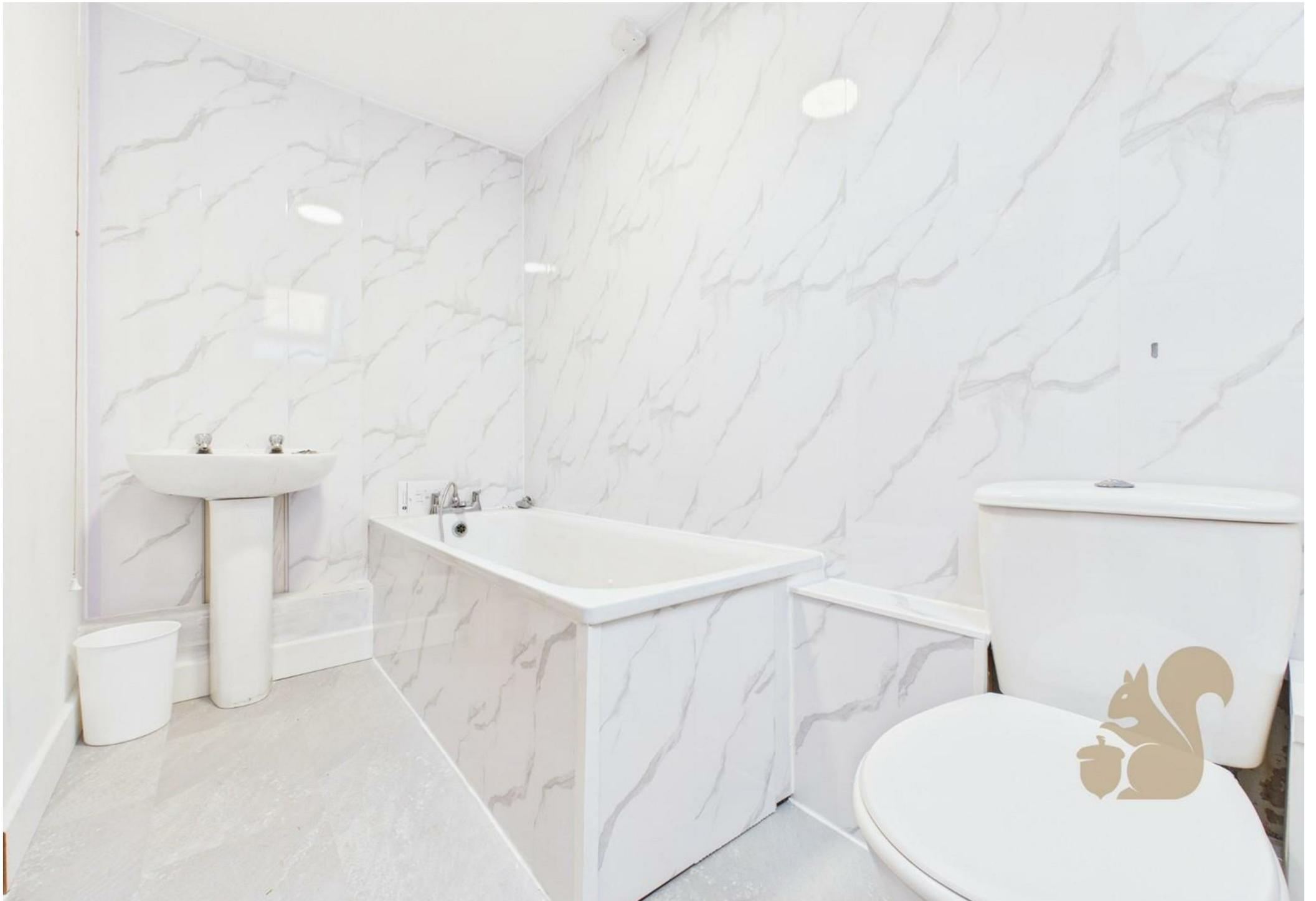
Conveniently located for local amenities, schools and countryside walks, this attractive home combines village living with scenic surroundings and practical accommodation, making it an excellent opportunity for a wide range of buyers.

Call Oakheart today to arrange your viewing!











oakheart

Approximate total area⁽¹⁾

135.1 m²
1455 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart