

oakheart



£475,000

Price Guide
The Croft, Bures

£475,000 - £525,000 Nestled in the highly regarded area of The Croft, Bures, this spacious and well-appointed home offers a unique blend of character, versatility, and modern convenience. Set within a peaceful yet well-connected location, the property boasts generous living accommodation, beautifully landscaped gardens, and ample parking—making it an ideal choice for families and professionals alike.

The welcoming entrance hall leads to three well-proportioned bedrooms, each offering charming views and practical storage. A stylish family bathroom, complete with a fully tiled bath, shower attachment, and modern vanity unit, serves this level. A separate

utility room provides additional storage and workspace, with fitted units, ample appliance space, and access to a convenient store room. On the first floor, a light-filled landing leads to a comfortable sitting room, featuring a brick fireplace and a picturesque westerly outlook. The heart of the home is the impressive open-plan kitchen/dining room, fitted with a range of modern units, integrated appliances, and stylish surfaces. Large windows frame stunning views over the garden, while double doors open onto a private balcony with access to the lower terrace. A versatile fourth bedroom, currently used as a study, offers excellent flexibility, complemented by a contemporary shower room.

Outside, the beautifully landscaped gardens provide a tranquil escape, enclosed by mature trees, shrubs, and flowering borders. A covered decked seating area, koi pond, and rear terrace create the perfect setting for relaxation and entertaining. A gated driveway offers parking for multiple vehicles, leading to a secure garage with power and lighting.

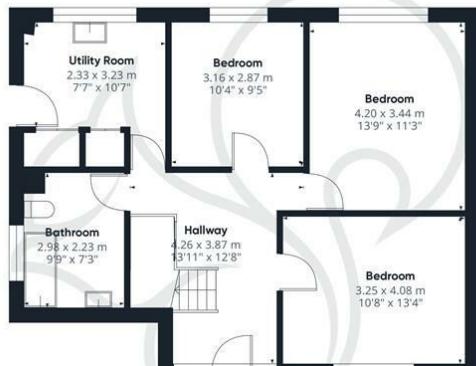
Call Oakheart today to arrange your viewing.



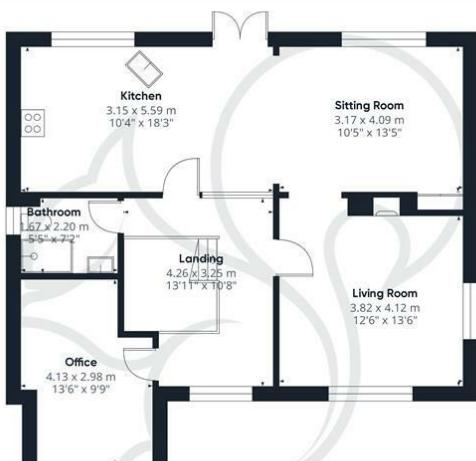








Ground Floor



Floor 1

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Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Approximate total area⁽¹⁾

138.67 m²
1492.65 ft²

Reduced headroom
0.08 m²
0.81 ft²

(1) Excluding balconies and terraces

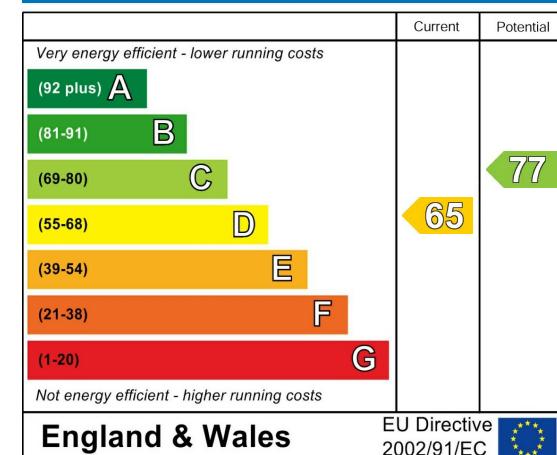
Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Energy Efficiency Rating



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.

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