

## Description

### Approximate Room Sizes

**LOCATION** Bures is a charming village set in the heart of rural Suffolk, offering a tranquil and idyllic environment with convenient access to essential amenities and reliable transport links. A local village shop, deli, and cosy pubs ensure that residents have their daily needs and leisure activities covered. The village also features primary schools, a doctor's surgery, post office, and a community hall, fostering a strong sense of community.

Bures Railway Station connects the village to nearby towns, forming part of the Greater Anglia rail network, making it easy to access London. Well-connected by road and served by local bus services, Bures provides options for commuting and travel. The village's picturesque surroundings offer opportunities for outdoor activities like cycling and walking, making it an ideal place to enjoy the tranquillity of rural life while remaining well-connected to the wider world.

**THE PROPERTY** As you step inside, you're greeted by a welcoming entrance hallway, complete with storage options, including an airing cupboard. Leading through into the spacious sitting room featuring an electric fireplace. The contemporary and well-appointed kitchen is equipped with integrated appliances including the integrated hob, extractor hood and oven, as well as space and plumbing for a washing machine and space for a free-standing fridge freezer. Wood effect work top incorporates a composite sink and drainer.

Adjacent to the kitchen is the conservatory/dining room, a lovely addition by the current owners. Two of the bedrooms are generously sized doubles, while the third bedroom functions as a study and occasional bedroom, offering easy access to the patio and garden.

The family bathroom includes a bath with a retractable shower screen, a rainfall shower head, a mixer hose attachment, a toilet, a pedestal hand basin, and a heated towel rail.

Completing the interior is an additional cloakroom with a toilet and hand basin set within a vanity unit.

Outside, the property boasts off-road parking for two vehicles and a single garage with power and lighting. The front garden is beautifully landscaped with well-maintained borders, and there is gated access to the enclosed rear garden. The garden features two separate patio areas for relaxation and enjoyment, all surrounded by a lush lawn and mature borders.

### Additional Information

Local Authority – Braintree District Council

Council Tax Band – D

Tenure – Freehold

Services – Gas Central Heating, Mains Water & Drainage

Post Code – CO8 5BG

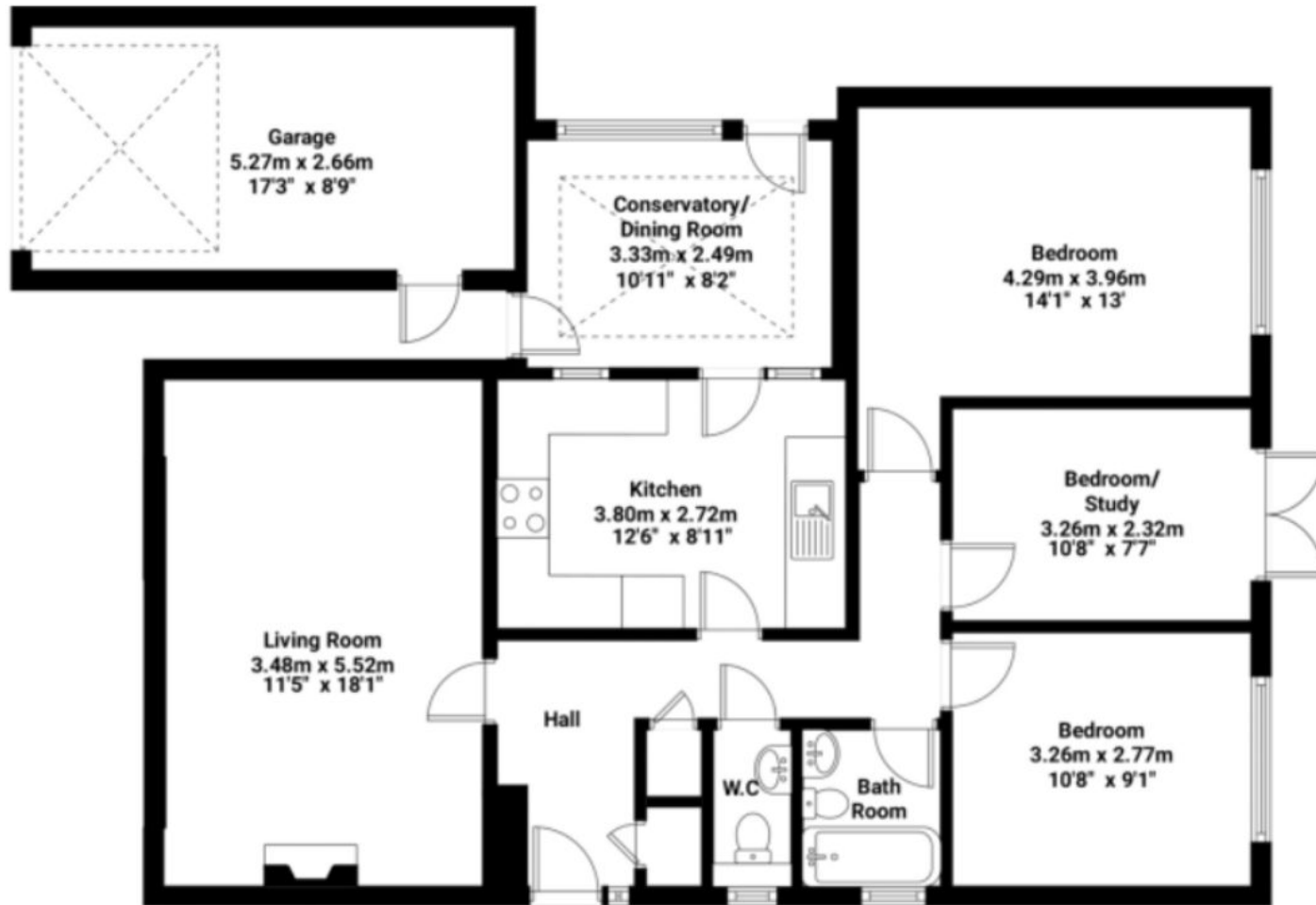
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Contact Details**  
 6 King Street, Sudbury, Suffolk, CO10 2EB  
 Tel: 01787 468400  
 Email: sudbury@bychoice.co.uk

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

## Cambridge Way | Bures | CO8 5BG

In the sought-after village of Bures, is this modernised three-bedroom detached bungalow. It offers a sitting room, kitchen, dining room/conservatory, bathroom & w/c, with the added convenience of a garage and parking. A prime location, walking distance to the train station, bus links, village shop, doctors surgery, and post office.

## Guide Price £425,000

- Three Bedrooms
- Sitting Room
- Modern Fitted Kitchen
- Bathroom
- W/C
- Garage & Parking
- Front & Rear Gardens