



Offers in excess of £375,000

The Paddocks, Bures



THE PROPERTY

On entering, you are welcomed by an entrance hall leading to the kitchen and living room. The living room sits to the front of the home, with a large window filling the space with natural light.

The kitchen, positioned at the rear, includes a dining area with sliding doors to the garden. Well presented with tiled flooring, wooden worktops and integrated appliances including oven, hob with extractor, dishwasher and inset sink, it offers both practicality and style. From here, a door opens into a secondary hallway with access to the utility, W/C and garage. The utility has an inset sink and space for white goods, while this hallway also provides a useful second access to the front and rear.

Upstairs are three well-proportioned bedrooms, the main with built-in wardrobes. Storage is available on the landing, and the family bathroom is fitted with a bath, wash basin with storage beneath, and W/C.

The rear garden is neatly arranged with patio and decking for outdoor dining and entertaining, leading onto a lawn with shed. To the front, the property benefits from off-street parking and a garage.

THE LOCATION

Bures is a picturesque village on the Suffolk–Essex border, known for its character, riverside setting and community feel. Local amenities include a primary school, shop, post office, pub and train station with direct services to Marks Tey, connecting easily to Colchester and London.

The surrounding countryside offers numerous walking and cycling routes, including Dedham Vale AONB. With its mix of tranquillity, amenities and transport links, Bures is a highly desirable village for families, commuters and retirees alike.









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Approximate total area⁽¹⁾

1186 ft²

110.3 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

Council & Council Tax Band – Babergh District Council - Band D

Tenure – Freehold

Broadband – Superfast broadband available with download speeds of up to 80 Mbps, and upload speeds of up to 20 Mbps available. (Ofcom Data)

Mobile Coverage – Voice & Data good outdoors with EE, O2, Three & Vodaphone. (ofcom data)

Utilities – Mains drainage, gas heating, water, electric.

Property Construction - Brick Construction

Planning Permission and Development Proposals - Expired Plans, but is available upon request

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance 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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