



DAVID
BURR

The Croft
Bures, Suffolk

Wellwood, The Croft, Bures, Suffolk, CO8 5JD

An attractive three bedroom semi-detached Edwardian home occupying a pleasant position at the foot of The Croft, within the highly regarded village of Bures. Displaying a traditional period aesthetic, the property offers well-proportioned accommodation arranged over two floors, combining character features with practical living space and sits within the Bures Conservation Area.

The accommodation is entered via a porch with patterned tiled flooring, leading through to a welcoming entrance hall. To the front of the house is a substantial office or study, featuring a central fireplace and sash window to the side, providing an excellent space for home working or as an additional reception room. The principal living area is a generous sitting/dining room, forming part of the rear extension, with a brick fireplace and double doors opening directly onto the garden. A fitted kitchen, separate utility room and ground floor shower room complete the ground floor layout.

On the first floor are three double bedrooms, which retain original fireplaces, with the front aspect overlooking land leading down to the River Stour. The bedrooms are served by a separate family bathroom suite, making the property well suited to families, downsizers or buyers seeking a village home with flexible accommodation.

Further benefits to the property include a detached double garage, ample private parking, established rear gardens and vehicular access onto Sudbury Road.

- **Attractive three-bedroom semi-detached Edwardian property**
- **Situated at the foot of The Croft within the sought-after village of Bures**
- **Traditional period appearance with character features**
- **Entrance porch with patterned tiled flooring**
- **Substantial front office/study with fireplace**
- **Ideal space for home working or an additional reception room**
- **Generous sitting/dining room within the rear extension**
- **Fitted kitchen with separate utility room**
- **Ground floor shower room and first floor family bathroom**
- **Three double bedrooms, with original fireplaces**
- **Double garage with driveway access from Sudbury Road**
- **Village setting with access to local amenities, countryside walks and rail connections**



Bures is a well regarded village set on the Essex/Suffolk border, known for its attractive period properties, village amenities and surrounding countryside. The village offers a strong community atmosphere, with local facilities typically including a primary school, doctors surgery, post office, public houses, parish church, village hall and access to scenic walks along the River Stour and surrounding rural lanes.

A key advantage of the location is the balance it offers between village living and wider accessibility. Bures benefits from rail links, providing connections towards Sudbury and Marks Tey, with onward services to London Liverpool Street. Nearby market towns including Sudbury, Colchester and Halstead provide a broader range of shopping, schooling, leisure and professional services, making Wellwood an appealing option for purchasers seeking character, convenience and a desirable village setting.



TENURE: Freehold

SERVICES: Mains water, drainage, gas and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: D

WHAT3WORDS: flown.trade.lifetimes

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



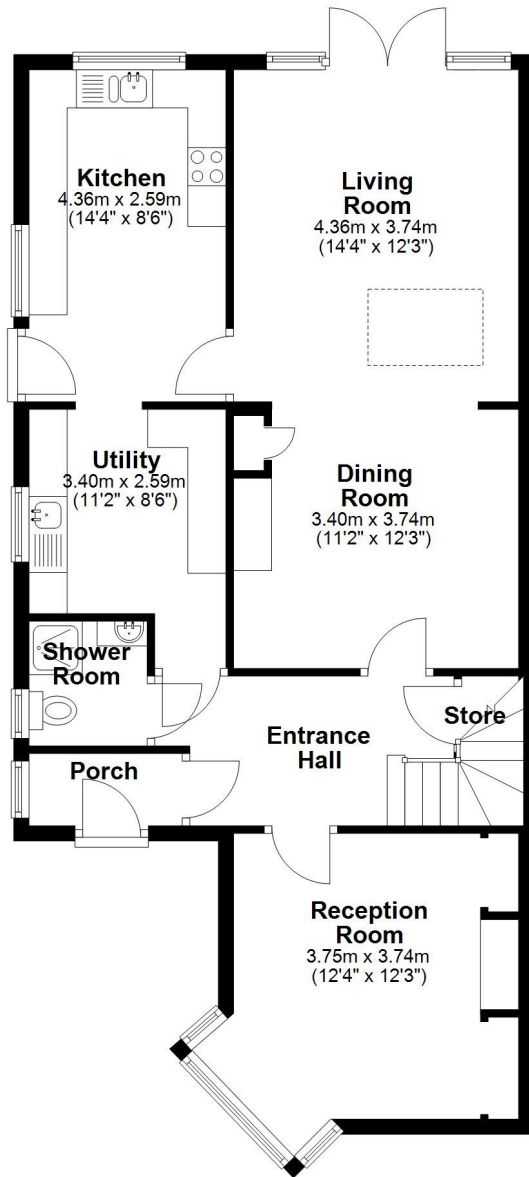
Offices at: Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 - Castle Hedingham 01787 463404 - Woolpit 01359 245245 - Newmarket 01638 669035

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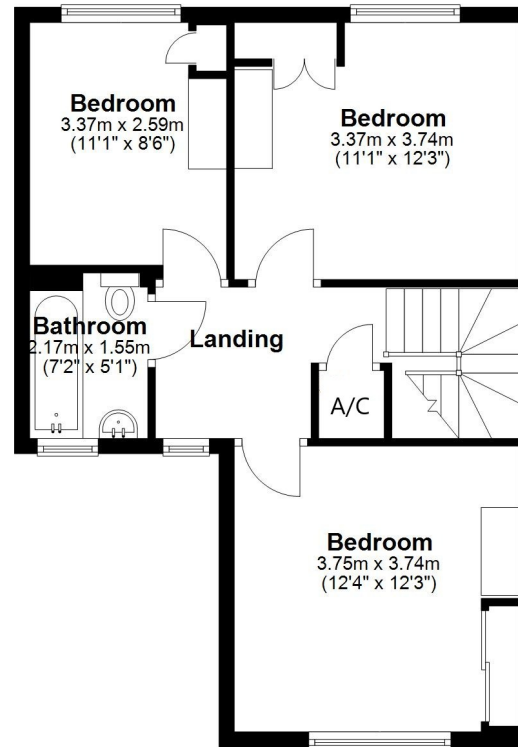
Ground Floor

Approx. 78.6 sq. metres (846.6 sq. feet)



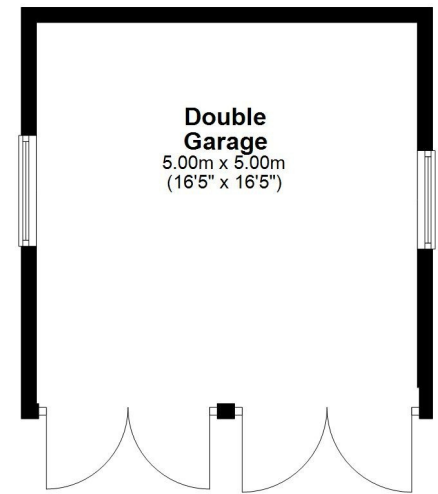
First Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



Outbuilding

Approx. 25.0 sq. metres (269.1 sq. feet)



Total area: approx. 153.1 sq. metres (1648.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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