



36 TAWNEYS RIDE

Bures | Suffolk



Chapman Sticks

36 TAWNEYS RIDE, BURES, SUFFOLK, CO8 5DB

A WELL-PROPORTIONED AND SPACIOUS FOUR BEDROOM HOUSE
SITUATED CLOSE TO THE VILLAGE CENTRE TOGETHER WITH PARKING,
GARAGE AND REAR GARDEN

Nayland – 5 miles

Sudbury – 6 miles

Colchester – 10 miles

- Entrance hall • Cloakroom • Boiler room • Kitchen / dining room •
- Double reception room • Landing • 4 bedrooms • One ensuite • Family bathroom •
- Landscaped garden • Parking • Garage •





The Property

36 Tawnays Ride forms part of an established residential area which is located some 0.3 miles from the village centre. Built in 1970s, the house was significantly extended to the rear, which has formed a spacious and well-proportioned home covering some 1,270 sq.ft. The kitchen / dining room caters for open plan living, with a well fitted kitchen to one side which comprises numerous base and eye level units with integral appliances and a range master gas cooker. The full width sitting room provides some 300sq.ft of reception space which is twin aspect and thus provides much natural light.



The first floor provides three double bedrooms (with one ensuite shower room) and a further single bedroom which is served by a family bathroom.

Outside, the house occupies an elevated corner plot with the front garden laid to lawn with shrubs. Accessed via two set of French doors (via the dining area and sitting room) the enclosed rear garden comprises an extended patio, a central lawn and decking with a timber summer house to one corner which has power connected. Located about 150 metres from the house is a single garage located in a block, with an adjacent parking space - although on street parking is readily available outside the house.



Location

Tawnays Ride is situated on the eastern outskirts of the village of Bures. Bures is a well-regarded village which lies on the Essex/Suffolk border being separated by the River Stour. There is an excellent local community and for the commuter a branch line rail linking through to Marks Tey connecting to London's Liverpool Street. Bures itself has a good level of amenities including two public houses, primary school, delicatessen and community run village shop.

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Services
We understand all mains services are connected.

EPC Rating
Current D (68) Potential B (80)

Local Authority and Council Tax
Babergh and Mid Suffolk District Council
Band C (2023)

Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

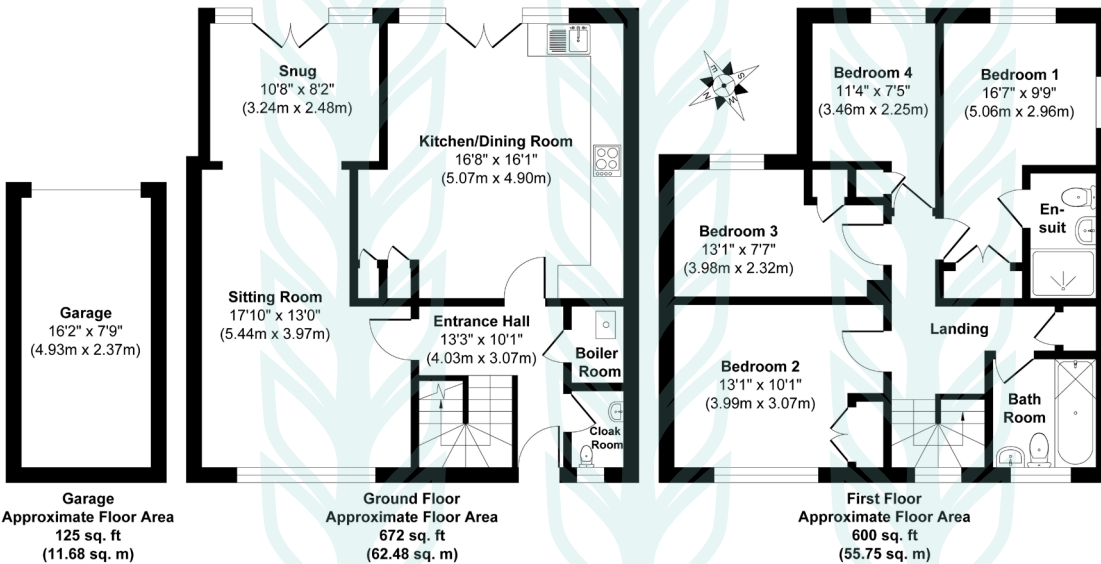
Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk

Robert Chapman
robert@chapmanstickels.co.uk



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Approx. Gross Internal Floor Area 1272 sq. ft / 118.23 sq. m
Approx. Gross Internal Garage Area 125 sq. ft / 11.68 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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