



APPLE TREE MEWS

CUCKOO HILL, BURES ST. MARY, SUFFOLK, CO8 5JH



Apple Tree Mews is a stunning development of just six 2 & 3 bedroom homes, securely tucked away in a small gated community and situated perfectly within the highly desirable village of Bures St. Mary.

Bures St. Mary straddles the Essex/Suffolk border, with the River Stour running through the middle of it and picturesque period properties lining the main road through the village, making it a pleasant journey to and from home, whether venturing into Essex or Suffolk.



This vibrant village offers a range of local amenities including a school, Post Office, delicatessen, newsagent, doctor's surgery, pharmacy, farmer's market, hair-dressers/beautician and pubs. There is also a large number of social clubs in the village and a wider range of shopping, educational and recreational and fitness facilities are available in the market towns of Sudbury, Suffolk and Colchester, Essex, just 5 and 10 miles away respectively.



The rural nature of Apple Tree Mews does not hinder its accessibility with three bus routes through the village and an hourly train service from Bures Station which connects to fast direct line train service from Marks Tey to London Liverpool Street station.

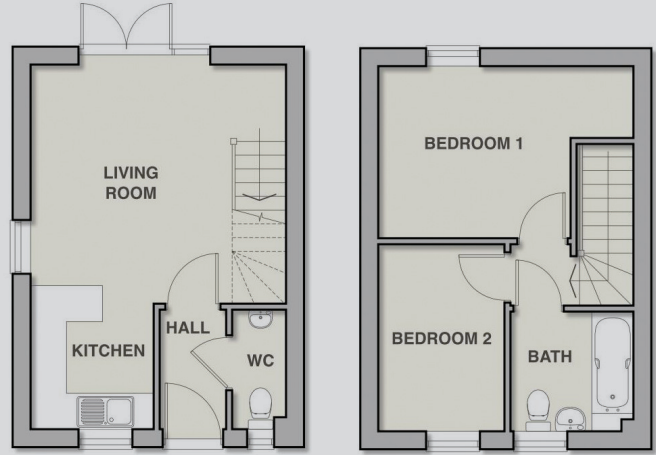


PLOTS 1 & 2



Living Room	4 x 3.4	13' 1 x 11' 1
Kitchen	2.1 x 2	6' 10 x 6' 6
Cloakroom		
Bedroom 1	3.2 x 2.9	10' 5 x 9' 6
Bedroom 2	3.1 x 2.1	10' 2 x 6' 10
Bathroom		

Floorplan showing plot 1, plot 2 is handed.



Ground floor

First floor



Living Room	5 x 3.7	16' 4 x 12' 1
Kitchen	4.7 x 3.4	15' 5 x 11' 1
Study	3.1 x 2.3	10' 2 x 7' 6
Cloakroom		
Bedroom 1	5 x 3.7	16' 4 x 12' 1
En-suite Shower Room		
Bedroom 2	3.4 x 3.2	11' 1 x 10' 5
Bedroom 3	3.4 x 2.9	11' 1 x 9' 6
Bathroom		
Garage	6.3 x 2.6	20' 8 x 8' 6



Ground floor

First floor

PLOT 3

PLOT 4



Living Room	4.4 x 3.3	14' 5 x 10' 9
Kitchen	4.1 x 3	13' 5 x 9' 10
Dining Room	3.7 x 2.4	12' 1 x 7' 10
Study	2.8 x 2	9' 2 x 6' 6
Home Office	2.1 x 1.8	6' 10 x 5' 10
Cloakroom		
Bedroom 1	4.4 x 3.3	14' 5 x 10' 9
En-suite Shower Room		
Bedroom 2	3 x 2.8	9' 10 x 9' 2
Bedroom 3	3 x 2.5	9' 10 x 8' 2
Bathroom		
Garage	6.3 x 2.6	20' 8 x 8' 6

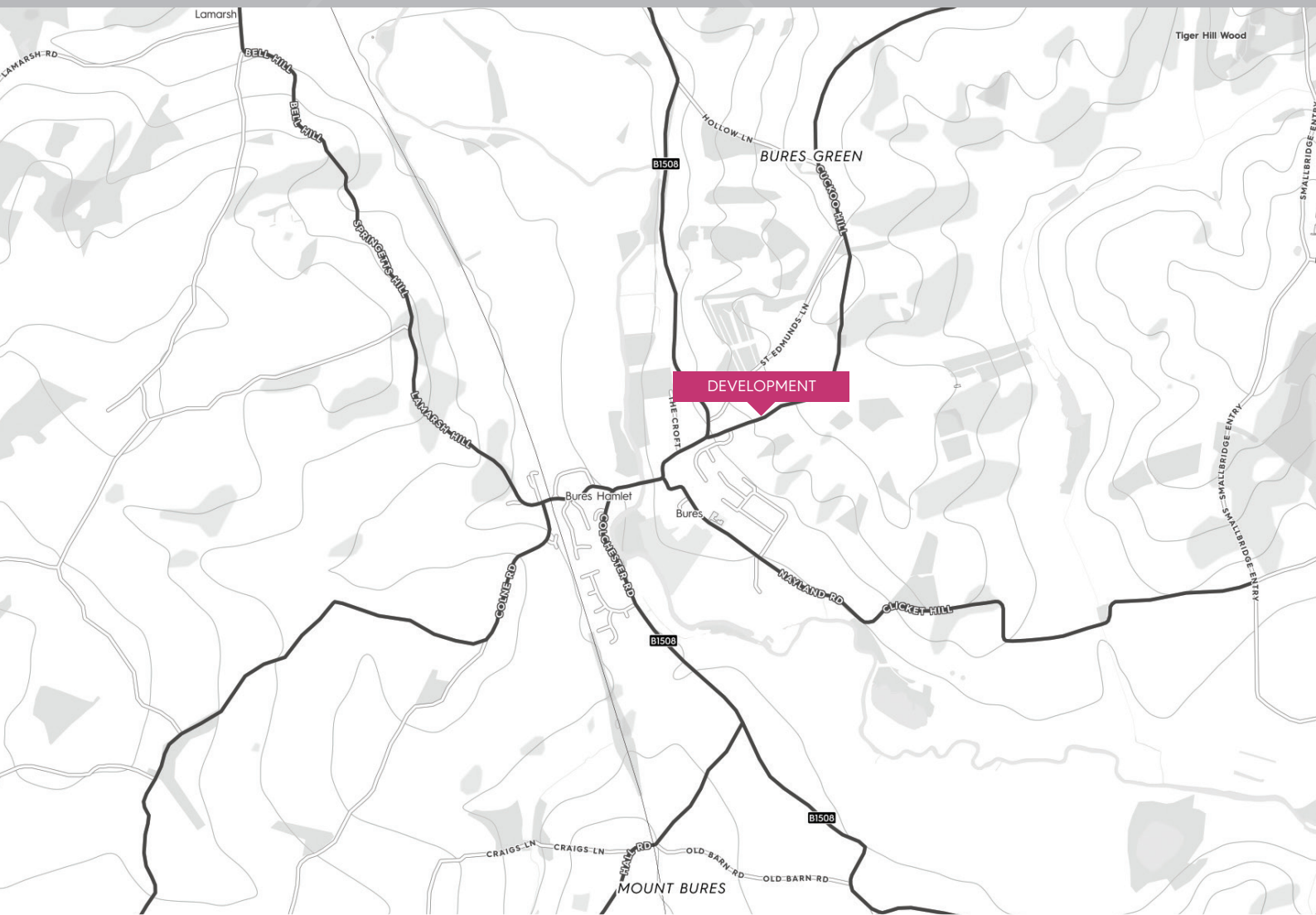


Living Room	5 x 3.7	16' 4 x 12' 1
Kitchen	4.7 x 3.4	15' 5 x 11' 1
Study	3.1 x 2.3	10' 2 x 7' 6
Cloakroom		
Bedroom 1	3.7 x 3.1	12' 1 x 10' 2
En-suite Shower Room		
Bedroom 2	3.5 x 3.4	11' 5 x 11' 1
En-suite Shower Room		
Bedroom 3	3.5 x 3	11' 5 x 9' 10
Bathroom		
Garage	6.3 x 2.6	20' 8 x 8' 6



Floorplan showing plot 5, plot 6 is handed.

PLOTS 5 & 6



For more information or to arrange a viewing
please contact the Sudbury office on

01787 379372



william h brown

23-24 Market Hill, Sudbury, Suffolk, CO10 2EN
T 01787 379372 E sudbury@williamhbrown.co.uk



Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this, and the developer reserves the right to make these changes as and when required throughout the build stages of these properties.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

SPECIFICATIONS

PLOT 1 & 2

KITCHEN

- Contemporary Oxford cream base & wall units
- Breakfast bar
- Black Stone Satin laminate worktop
- Zanussi ceramic hob with stainless steel splashback
- Zanussi fan oven
- Zanussi extractor hood
- Integrated fridge
- Integrated freezer
- Integrated washing machine
- Stainless steel inset sink
- iflo Kisdon monobloc tap
- Tiled floor

BATHROOM

- Contemporary white suite
- Chrome fittings
- Part tiled walls
- Tiled floors

OUTSIDE

- Block paved parking
- Turfed rear garden
- Paved patio with outside lighting

GENERAL

- 10 Year NHBC Warranty
- Energy efficient gas combination boiler heating system
- Laminate flooring through hallway
- Fitted carpets to lounge & bedrooms
- Down lighters through all rooms

PLOTS 3, 4, 5 & 6

KITCHEN

- Contemporary Soho gloss base & wall units
- Apollo Quartz worktops & splashbacks
- Zanussi ceramic hob
- Zanussi double oven
- Zanussi extractor hood
- Integrated fridge/freezer
- Integrated washing machine/dryer
- Integrated dishwasher
- 1.5 bowl stainless steel inset sink
- iflo Malaren monobloc tap
- Tiled floor

BATHROOM

- White 3 piece luxury sanitary ware with chrome fittings
- Hand shower attachments to baths
- Chrome heated towel rails
- Fully tiled walls & floors
- Luxury timber crafted fitted vanity units in light grey

OUTSIDE

- Block paved parking & driveways
- Turfed rear gardens
- Gabion walls
- Paved patios with outside lighting

- Timber crafted windows
- Oak internal doors with chrome fittings
- Mains operated smoke alarm
- Security alarm system
- Gated development with intercom system