

Summary

A beautifully presented & spacious two bedroom DETACHED CHALET BUNGALOW, constructed in 2019 to a fantastic standard. Offering two bathrooms, ample off road parking as well as being beautifully positioned within a well served village, backing onto the local allotments. This must be viewed.

Description

Approximate Room Sizes

ENTRANCE HALL With stairs to first floor, under stair storage, radiator.

KITCHEN 11' 10" x 9' 8" (3.61m x 2.95m) A lovely bright room with a generous range of base & eye level units with worktops over, inset sink & drainer, Integrated appliances including electric hob with extractor hood over, oven & microwave, fridge/freezer, dishwasher & washing machine.

SITTING ROOM 20' 9" x 11' 10" (6.35m x 3.63m) Double glazed window to side, two radiators, French doors to:

CONSERVATORY 8' 6" x 7' 6" (2.6m x 2.3m) A recent addition by the current owners, of uPVC glazed construction, with door to garden.

BEDROOM 13' 6" x 9' 8" (4.14m x 2.97m) Double glazed window to rear, radiator.

BATHROOM Double glazed frosted window to front aspect. A beautiful bathroom suite comprising panel bath, WC, wash basin, heated towel rail.

FIRST FLOOR landing area with door to:

MASTER BEDROOM 17' 7" x 11' 10" (5.38m x 3.63m) A generous double bedroom with velux windows to front & rear aspect, plenty of build in cupboards providing ample storage, radiator, door to:

ENSUITE Suite comprising WC, wash basin, shower cubicle, heated towel rail.

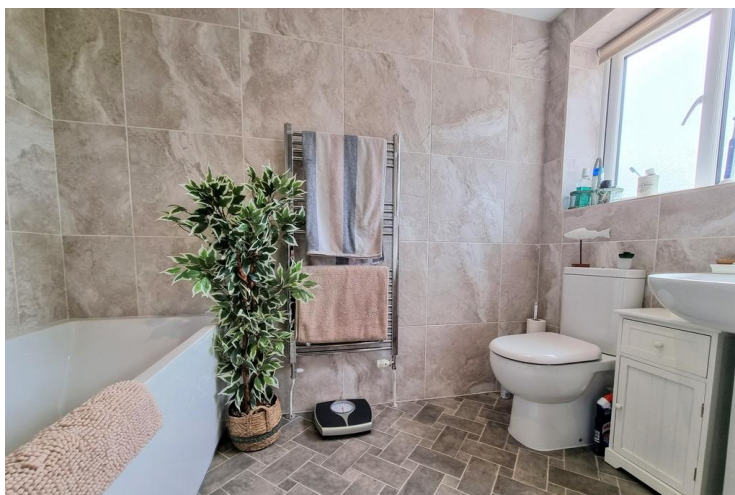
OUTSIDE The front of the property is approached via a large bloc paved driveway providing ample parking, bordered by fencing with established flower & shrub displays. The rear garden is mainly paved & laid to shingle, with a beautiful raised bed enclosed by sleepers. Pathway continues to the side of the property, where there is gated access directly to the allotment.

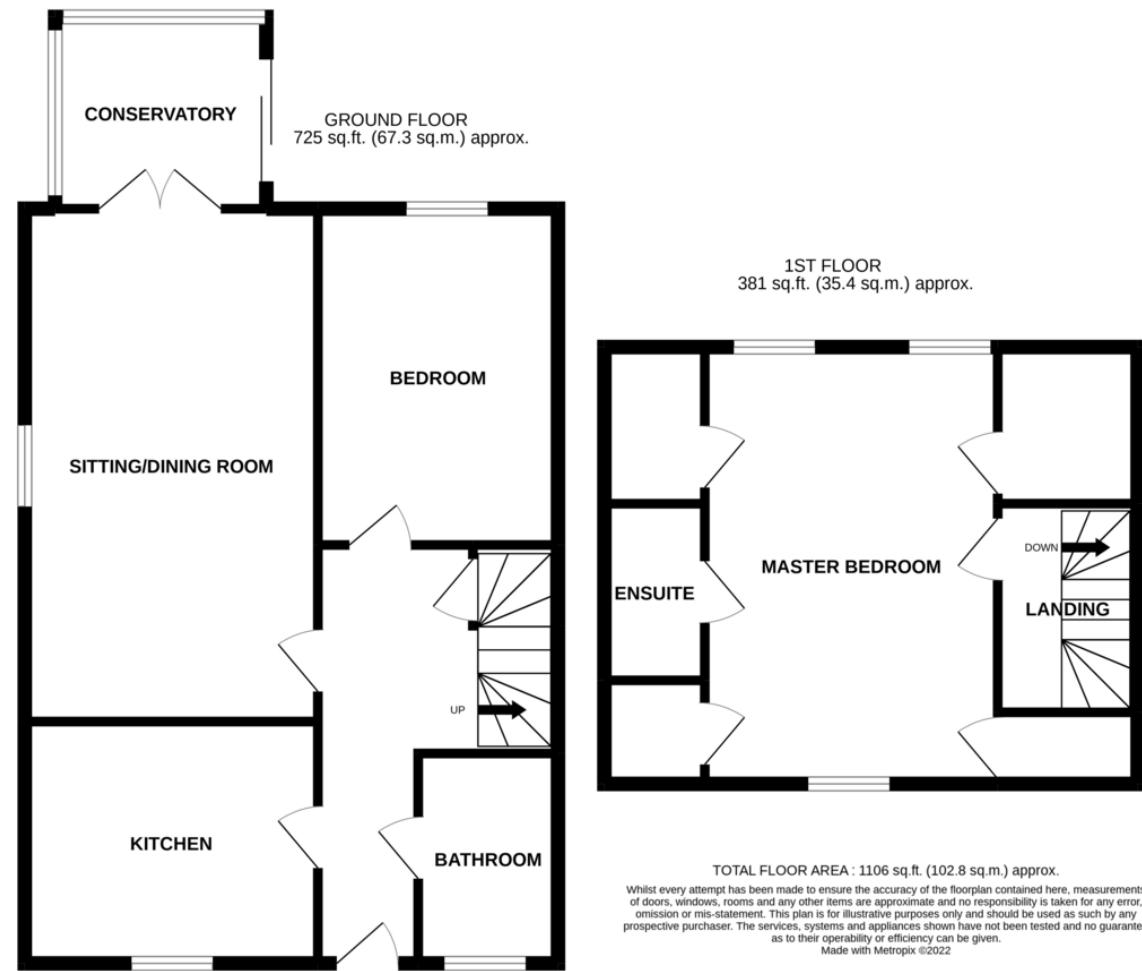
ALLOTMENT The current owners rent an allotment adjacent to the property for a nominal fee. We understand this is transferable to the new owners.

Additional Information

Local Authority – West Suffolk Council
Council Tax Band – D
Tenure – Freehold
Services – all mains services
Post Code – CO10 8HA

Viewings by appointment
Bychoice Estate Agents
Tel: 01440 768919





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

GKM
Financial Services

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	95
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.EPC4U.COM	

Farmerie Road | Hundon | CO10 8HA

£345,000

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- CONSTRUCTED IN 2019
- BEAUTIFULLY PRESENTED
- CHALET STYLE PROPERTY
- QUIET END OF CUL-DE-SAC POSITION
- SIDING ONTO ALLOTMENTS
- PLENTY OF OFF ROAD PARKING
- CONSERVATORY