



**The Farmery
Hundon, Suffolk**

**DAVID
BURR**

The Farmery, Church Street, Hundon, Sudbury, Suffolk CO10 8ER

Hundon is a popular village with pub and Parish church, together with a primary school, village shop and post office. It stands about 3½ miles north of the historic small town of Clare, which provides a good range of day to day amenities including a doctor's surgery, post office, chemist and various shops and public houses. A wider range of facilities can be found in Haverhill (5 miles away), Bury St Edmunds 16 miles and Cambridge 23 miles.

This spacious detached unlisted period home is situated in the heart of the village, convenient for local amenities. The property offers a spacious and flexible layout blending original period features with modern finishes, including attractive inglenook fireplaces and exposed beams whilst also benefitting from off-road parking, a single garage and large south-facing rear gardens.

A four bedroom detached unlisted period home with off-road parking, garage and south facing garden.

Entrance into:

ENTRANCE HALL A spacious and welcoming area with outlook to the front.

LIVING ROOM A charming double aspect room featuring an attractive inglenook fireplace with wood burning stove on brick hearth, exposed beams and cupboard under the stairs.

SITTING ROOM An impressive double aspect room also featuring an inglenook fireplace with exposed beams, storage cupboard and outlook over the rear garden.

KITCHEN/DINING ROOM Fitted with a range of units under worktops with a 1.5 bowl stainless steel sink and drainer inset. Appliances include an electric oven with four ring hob, plumbing for a dishwasher and space for a fridge. Brick flooring leads through to the dining area, enjoying a double aspect outlook and exposed beams.

UTILITY ROOM A light double aspect room with units under worktops with a stainless steel sink and drainer, plumbing for a washing machine, space for a fridge/freezer, boiler serving radiators and door leading to the garden.

SHOWER ROOM Fitted with a white WC, wash basin and tiled shower cubicle.

First Floor

LANDING Featuring a useful storage cupboard and doors to:

BEDROOM 1 A spacious double aspect room with exposed beams and brick fireplace, storage cupboard and delightful outlook to the rear.

BEDROOM 2 With cupboard and outlook to the front.

BEDROOM 3 Exposed beams and outlook to the side.

BEDROOM 4 Exposed beams, built-in cabin bed and outlook to the side.

BATHROOM Tastefully fitted with a white WC, wash basin and panelled bath.

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Outside

The property is situated in the heart of the village approached by double gates leading onto a gravel driveway in turn leading to the **DETACHED SINGLE GARAGE**. The rear gardens are an asset to the property enjoying a southerly aspect with an extensively paved terrace leading down to the lawn, surrounded by mature beds and borders. An archway leads through to a further garden which is also lawned, surrounded by mature beds and borders with a variety of trees and shrubs, providing privacy and tranquillity.

SERVICES: Main drains, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: E. £2,448.32 per annum.

EPC RATING: D.

VIEWING: Strictly by prior appointment through DAVID BURR.

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