



**Jay House**  
**Hundon, Sudbury, Suffolk**

**DAVID  
BURR**







# Jay House, Brook Close, Hundon, Sudbury, Suffolk CO10 8SD

Hundon is a popular village with pub and Parish church, together with a primary school and village shop. 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 property is situated in a quiet tucked away location backing onto the village allotments. The property offers light and airy living accommodation including a particularly impressive kitchen/breakfast/garden room and sits within large mature gardens with off-road parking and double garage all just a short walk to the local amenities.

## A spacious detached property situated in a quiet village location convenient for amenities.

Entrance into:

**ENTRANCE HALL** A spacious and welcoming area with stairs rising to the first floor.

**SITTING ROOM** A lovely light double aspect room enjoying an attractive woodburning stove and outlook to the front.

**DINING ROOM** With outlook to the side.

**KITCHEN** The hub of the home extensively fitted with a range of units under wooden worktops with a 1.5 bowl stainless steel sink and drainer inset. Appliances include an integrated dishwasher, cooker with five ring gas hob and space for a fridge/freezer whilst an opening leads through to the:

**GARDEN ROOM** An impressive vaulted room with full height windows and French doors opening to the garden.

**UTILITY ROOM** With units under worktops with a stainless steel sink and drainer inset. Plumbing for a washing machine, large walk-in cupboard currently used as a pantry with fitted shelving and boiler serving radiators.

**CLOAKROOM** WC and wash basin.

**STUDY** A well proportioned room with French doors opening to the garden.

### First Floor

**LANDING** A spacious landing featuring two sets of cupboards and doors off to:

**BEDROOM 1** A spacious room enjoying a southerly aspect with two sets of fitted wardrobes and **En-Suite** comprising WC, wash basin, shower cubicle and extensively tiled walls.

**BEDROOM 2** With built-in wardrobes and outlook to the front.

**BEDROOM 3** With built-in wardrobes and outlook to the rear, enjoying views over the village allotments.

**BEDROOM 4** With outlook to the side and double wardrobe.

**BATHROOM** Tastefully fitted with a white WC, wash basin and bath with shower over.

### Outside

The property is situated in a quiet cul-de-sac approached via a block paved driveway providing parking for several vehicles, in turn leading to the **DOUBLE GARAGE** with electric up and over doors with light and power

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connected, solar panel controls and EV charging point. The front gardens are lawned and set behind a mature hedge line with gates leading to the side and rear. The rear gardens are an asset to the property with extensively paved terraces leading up to the lawn which is surrounded by mature beds and borders, trees and shrubs with a gate leading to a footpath towards the village and allotments behind.

**SERVICES:** Mains drain, mains water, electricity, gas-fired heating and solar panels. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: F. £2,893.00 per annum.

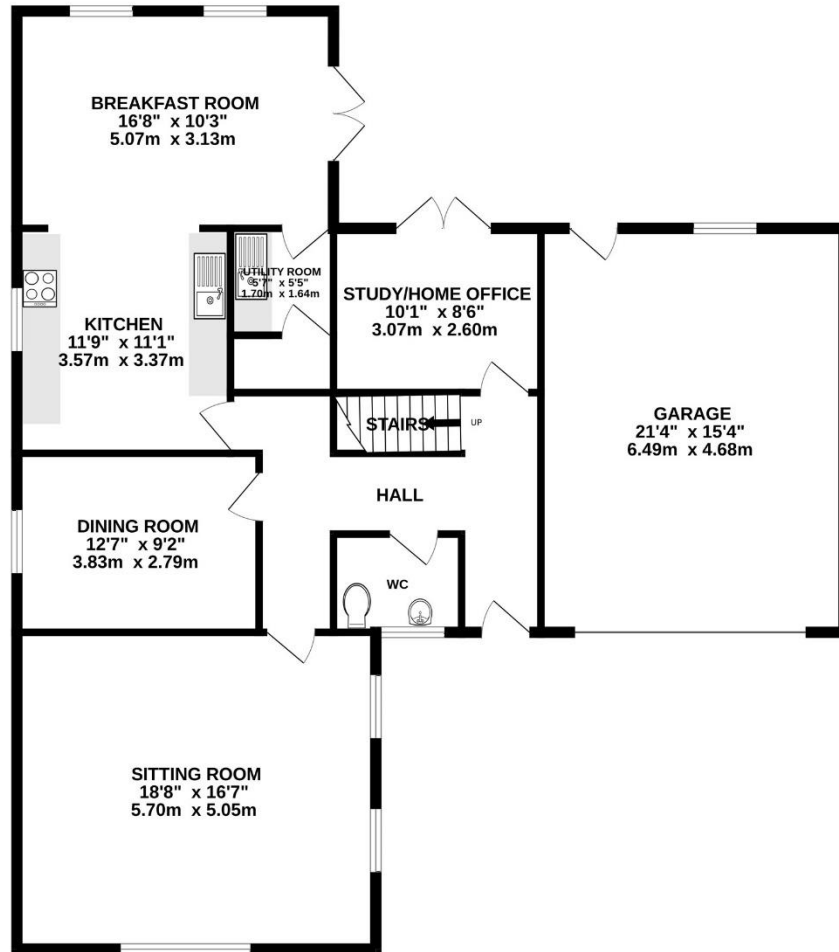
**EPC RATING:** TBC.

**VIEWING:** Strictly by appointment through David Burr – 01787 277811.

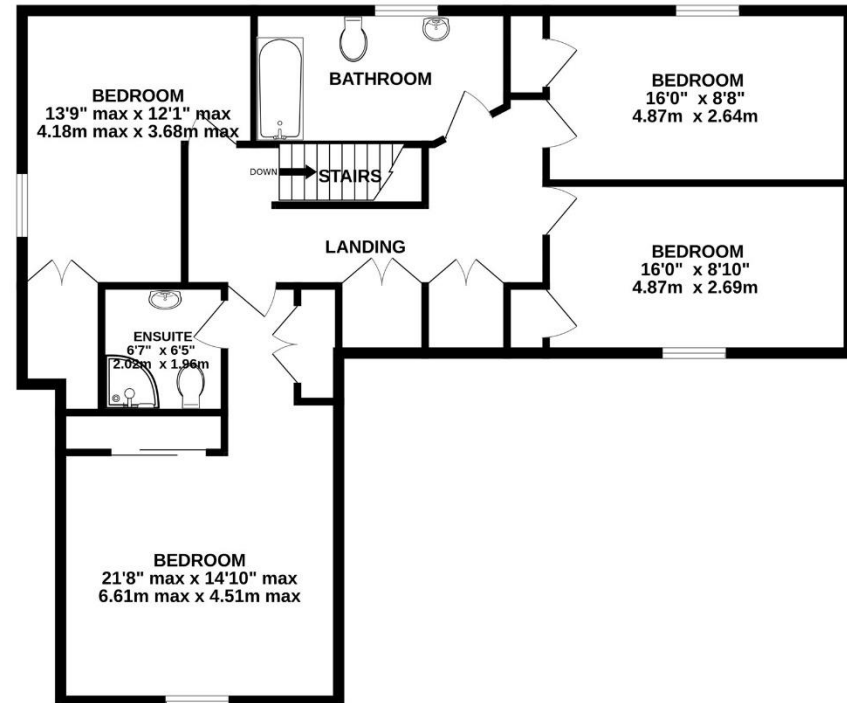
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GROUND FLOOR  
1408 sq.ft. (130.8 sq.m.) approx.



1ST FLOOR  
1038 sq.ft. (96.5 sq.m.) approx.



TOTAL FLOOR AREA : 2446 sq.ft. (227.2 sq.m.) approx.

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