



**21 Farmerie Road
Hundon, Suffolk**

**DAVID
BURR**

21 Farmerie Road, Hundon, Sudbury, Suffolk CO10 8HA

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.

A deceptively spacious and versatile three bedroom link-detached property situated in a quiet residential cul-de-sac location within a short walk of the village amenities. The property enjoys off-road parking and a good sized rear garden.

A spacious and versatile three bedroom link-detached property within walking distance of amenities.

Entrance into:

ENTRANCE HALL: A spacious hallway with staircase rising to the first floor and rooms off:

SITTING ROOM: A generous dual aspect reception room featuring an open fireplace and views over the garden.

DINING ROOM: Another generous reception room with sliding doors leading through to the:

CONSERVATORY: A lovely addition with French doors leading out to the terrace.

KITCHEN/BREAKFAST ROOM: Extensively fitted with a range of wall and base units under worktop with sink inset. Space for a freestanding cooker, fridge/freezer and plumbing for a washing machine and dishwasher. Two storage cupboards, window to the rear and door to the garden.

STUDY: A purpose-built room which could also be used as an optional children's playroom. With outlook to the front.

CLOAKROOM: With a WC and wash hand basin.

First Floor

LANDING: With storage cupboard and rooms off:

MASTER BEDROOM: A spacious double bedroom with a range of fitted wardrobes.

BEDROOM 2: Another spacious double bedroom with outlook to the side.

BEDROOM 3: A further double bedroom with outlook to the front.

FAMILY BATHROOM: Stylishly fitted with panel bath with shower attachment over, WC, wash hand basin, heated towel rail and extensively tiled walls and floor.

Outside

The property is approached via a spacious block paved driveway providing parking and turning for multiple vehicles in turn leading to the **GARAGE** with light and power connected. The garden the front of the property there is an area of traditional lawn with access leading through to the rear. The rear gardens enjoy an extensive block paved dining terrace set adjacent an area of traditional lawn with mature flower beds and a range of mature trees bordering the property, enclosed with border fencing.

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SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. NOTE: None of these services have been tested by the agent.

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk District Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233

COUNCIL TAX BAND: Band D. £2,100.61 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 58 mbps download, up to 10 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with O2 and Vodafone.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

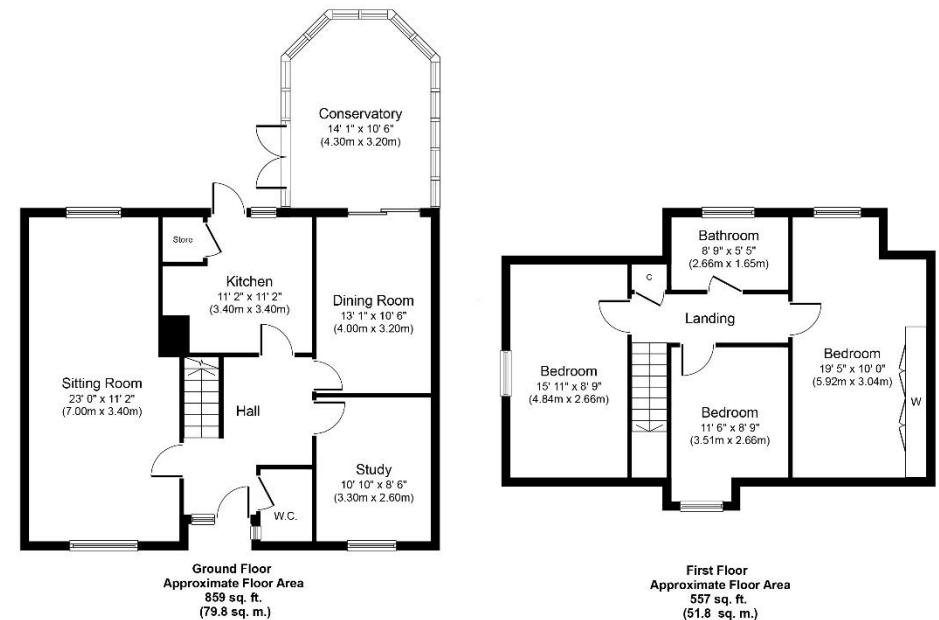
ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS:

FLOOD RISK: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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