



**Cherry Trees**  
**22 Church Street, Hundon, Suffolk**

**DAVID  
BURR**

# Cherry Trees, 22 Church Street, Hundon, Sudbury, Suffolk CO10 8EW

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 spacious 2/3-bedroom link detached property with off road parking, garage and large gardens to the rear. The property offers generous living accommodation and offers the potential to extend subject to the necessary planning consents and is situated in a quiet location in the heart of this well served Suffolk village within walking distance of the village amenities.

## A spacious detached property with off road parking, garage and gardens.

Entrance into:

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

**KITCHEN/BREAKFAST ROOM** Fitted with a range of wall and base units under worktop with inset sink. There is space for a cooker and under counter fridge and plumbing for a washing machine. With outlook to the rear, door to the conservatory, serving hatch to the dining room and a cupboard housing the boiler.

**SITTING ROOM** A spacious dual aspect reception room with outlook over the front garden.

**DINING ROOM/BED 3** Another generous reception room with outlook to the front aspect.

**CONSERVATORY** A useful addition to the property with French doors to the garden.

**CLOAKROOM** With WC and wash basin.

### First Floor

**LANDING** With doors to:

**BEDROOM 1** A spacious double bedroom with fitted cupboards and outlook to the rear.

**BEDROOM 2** Another light double aspect double bedroom with fitted cupboards and outlook to the rear.

**SHOWER ROOM** Tastefully fitted with a tiled shower cubicle, WC, wash basin and extensively tiled walls.

### Outside

The property is approached via a driveway providing parking for several vehicles in turn leading to the **Garage** with electric door and light and power connected. The front garden is predominantly lawned with a mature hedged border and a mature tree to the front boundary. The rear garden is a good size with a large paved dining terrace, an expanse of lawn with a range of mature trees, shrubs and flower beds a party walled and partly fenced boundary and rear access to the garage.

**SERVICES** Main water and electricity. Gas fired heating. **NOTE** None of the services have been tested by the agent.

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**EPC RATING:** Band E. 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. 01284 763233

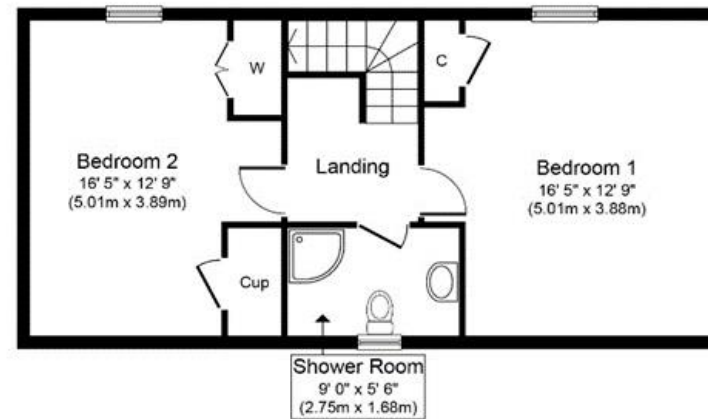
**COUNCIL TAX BAND:** D. £2,100.61 per annum.

**TENURE:** Freehold.





**Ground Floor**  
**Approximate Floor Area**  
**720 sq. ft.**  
**(66.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**560 sq. ft.**  
**(52.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

