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## Appletree Cottage

Hundon, Suffolk

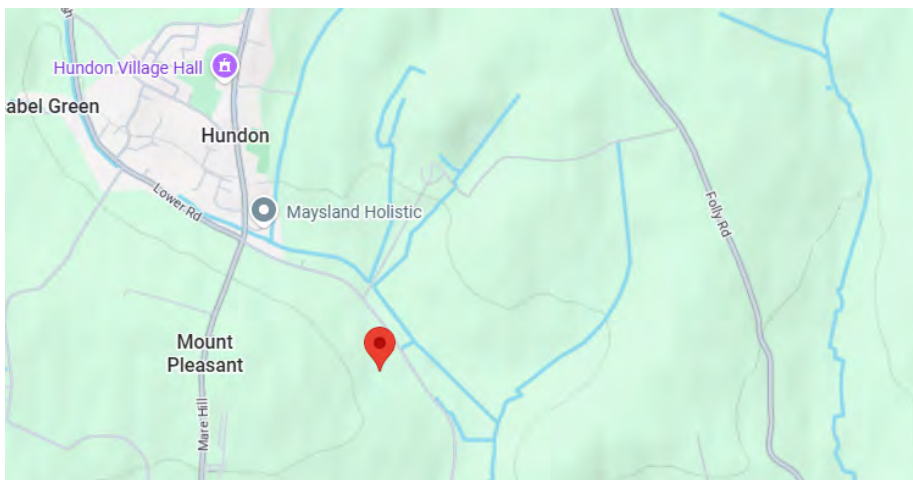


# Appletree Cottage

## 3 The Villas, Hundon, Sudbury, Suffolk CO10 8DH

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A charming period two bedroom cottage with a range of original features enjoying countryside views to the front, off-road parking and generous rear gardens. The property is in need of some cosmetic renovation and could be extended, subject to the necessary planning consents.



- Charming two bedroom period cottage
- Off-road parking for one vehicle
- Countryside views to the front
- Generous rear gardens
- In need of cosmetic renovation
- Potential to extend, subject to the necessary planning consents

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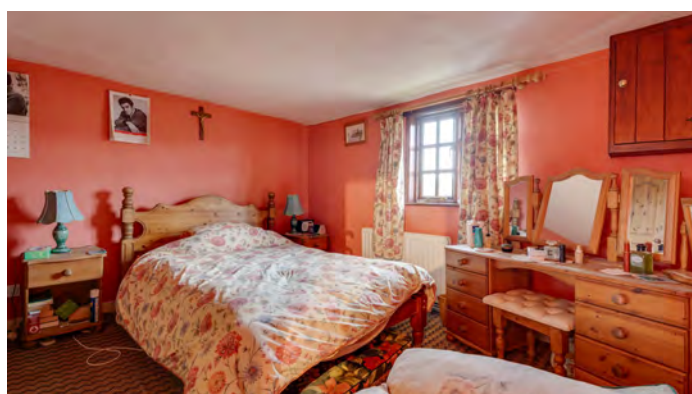
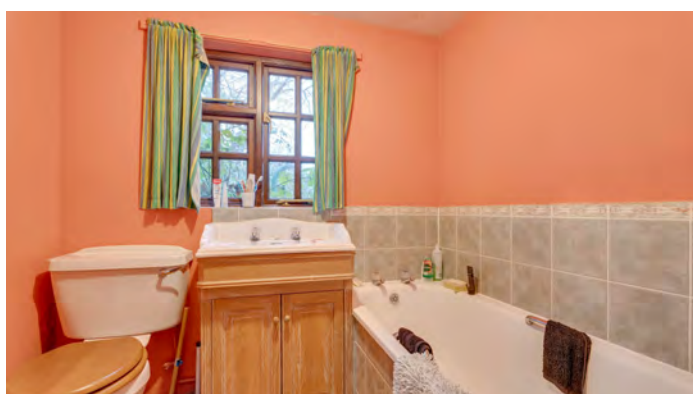
Telephone 01787 277811  
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## INTERIOR

ENTRANCE into the SITTING ROOM a charming reception room with open fireplace set upon a brick hearth with storage within the recesses, ledge and braced door opening to the DINING ROOM another charming reception room with plenty of space for table and chairs with outlook to the side and view through to the Garden Room, storage cupboard and door opening to the staircase leading to the first floor. KITCHEN a charming partly-vaulted kitchen with a range of exposed beams, comprehensively fitted with a range of wall and base units under worktop with space for a Rangemaster cooker, fridge/freezer and washing machine, Butler sink inset, Door to the Garden Room and door to the BATHROOM with panelled bath, vanity sink unit, WC and tiled flooring. GARDEN ROOM a generous recent addition with tiled flooring, plenty of space for entertaining and French doors leading to the rear terrace.

### FIRST FLOOR

LANDING with doors off to BEDROOM 1 a double bedroom with built-in wardrobe and window to the front aspect. BEDROOM 2 with window to the rear aspect.



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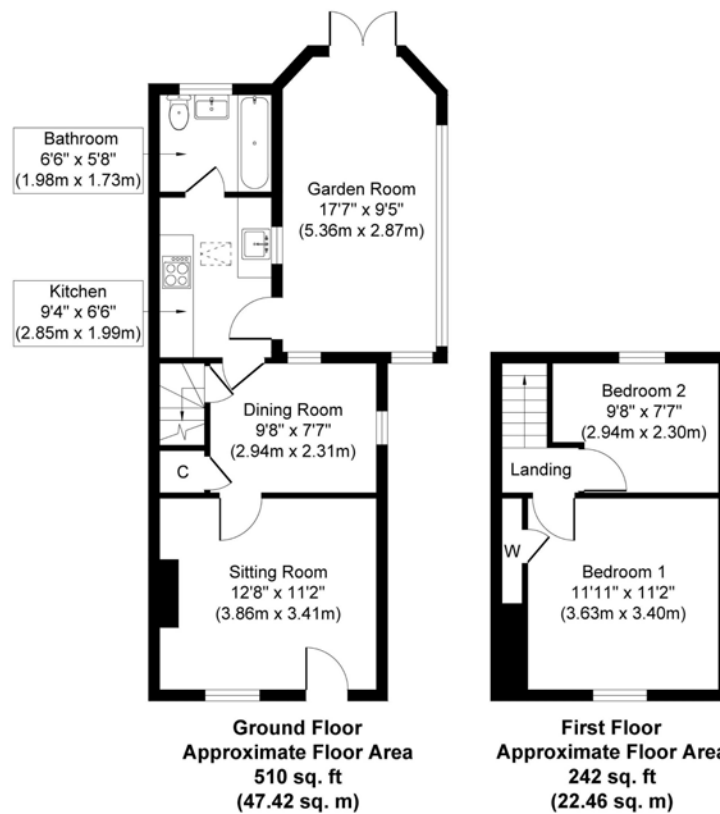


## EXTERIOR

The front the property enjoys an off-road parking space with a gated access leading through to the side, providing plenty of space for a storage shed. An accessway leads through to the rear garden which features a paved dining terrace set adjacent an area of traditional lawn with border fencing to the rear of the property. A gated access leads through to the small wooded area owned by the property which could be incorporated into the garden and is separated by a shallow stream.



# Floorplan



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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# Hundon, Suffolk

Hundon is a popular village offering a public house, parish church, village shop, and primary school. The historic small town of Clare is about 3½ miles to the south and provides a good range of everyday amenities, while Haverhill (7 miles) and Sudbury offer a wider selection of shops and leisure facilities.



## Material Information

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

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

COUNCIL TAX BAND: B. £1,308.50 per annum.

PROPERTY POSTCODE: CO10 8DH.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 56 mpbs download, up to 9 mpbs upload. Telephone Signal: Yes.

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 telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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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