

DAVID
BURR



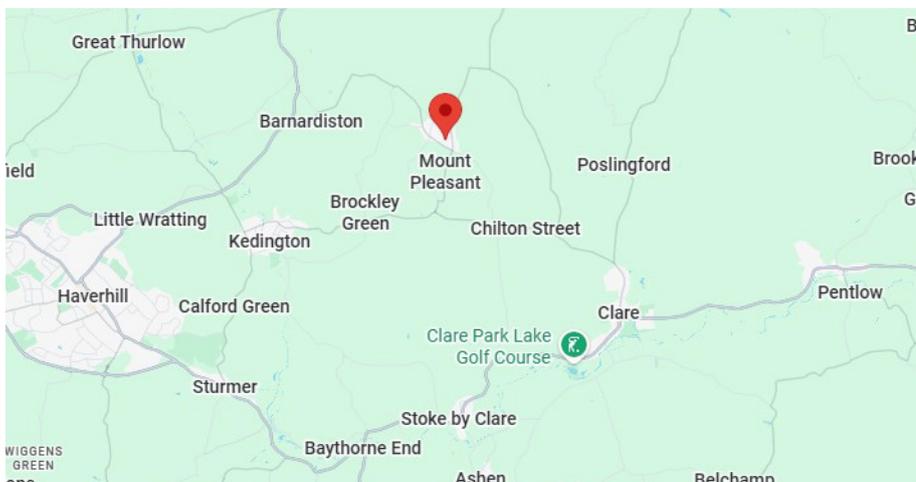
40 Farmerie Road

Hundon, Suffolk

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Hundon, Suffolk CO10 8HA

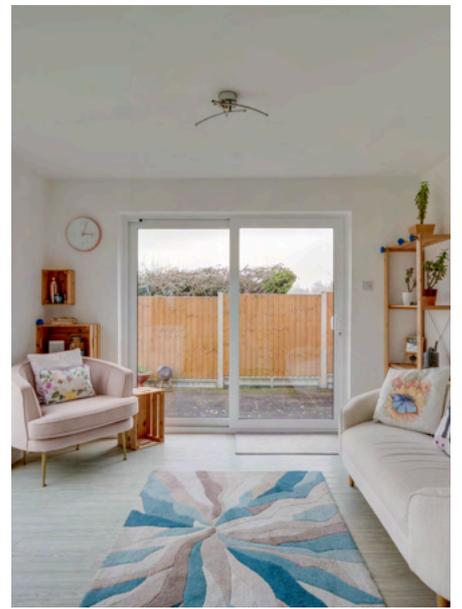
A generous and well presented detached bungalow situated on a quiet residential development within this sought after Suffolk village within walking distance of the amenities. The property enjoys generously proportioned living accommodation, off-road parking, garage and rear gardens.



- Generous and well presented detached bungalow
- Situated on a quiet residential development
- Within walking distance of amenities
- Off-road parking
- Single garage
- Rear gardens

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Telephone 01787 277811
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INTERIOR

Entrance into a spacious HALLWAY with space for coats and shoes. INNER HALLWAY providing access to the roof space, cupboard and rooms off. The property enjoys a generous SITTING ROOM with dual aspect views and log burning stove set within a brick hearth leading to an open-plan KITCHEN/FAMILY AREA comprising a range of wall and base units under worktop with pantry cupboard, breakfast island. Integrated appliances include an electric oven, microwave, fridge/freezer, dishwasher and washing machine. Whilst there is space for a tumble dryer. Plenty of space for dining table and chairs, or as it is currently configured as a family area with bi-fold doors and sliding doors leading outside. The property enjoys FOUR generous DOUBLE BEDROOMS. The prominent master enjoys an En-Suite comprising a tiled shower cubicle, vanity sink unit, heated towel rail and extensively tiled walls and flooring. FAMILY BATHROOM comprises a vanity sink unit, WC, heated towel rail and extensively tiled walls and flooring.



EXTERIOR

To the front, the property enjoys a driveway providing parking for multiple vehicles in turn leading to the GARAGE with light and power connected. The rear gardens feature an area of traditional lawn with mature flower borders and seating areas.



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Floorplan



Approximate Floor Area
1317 sq. ft
(122.35 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. 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 election 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: D. £2,243.00 per annum.

PROPERTY POSTCODE: CO10 8HA.

EPC: Band D.

TENURE: To Let.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 45 mpbs download, up to 8 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/>.

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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