

**38 Windmill Rise  
Hundon, Suffolk**

**DAVID  
BURR**

# 38 Windmill Rise, Hundon, Sudbury, Suffolk CO10 8EQ

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 beautifully presented, spacious and cleverly extended three bedroom semi-detached bungalow situated in a quiet village location with a range of amenities situated opposite a charming greensward with off-road parking for multiple vehicles and landscaped gardens.

## A beautifully presented, spacious and cleverly extended three bedroom semi-detached bungalow situated in a quiet village location with a range of amenities.

Entrance into:

**HALLWAY** With tiled flooring, electric cupboard, storage cupboard, access to the roof space and rooms off:

**SITTING ROOM** A large and welcoming reception room with fitted shelving and French doors leading to the terrace.

**KITCHEN/BREAKFAST ROOM** A stylish kitchen fitted with a range of units under solid worktop with a 1.5 bowl stainless steel sink inset. Integrated appliances include a range style cooker, fridge/freezer and tiled flooring leads through to the spacious breakfast area with pantry cupboard and plenty of space for dining table and chairs.

**UTILITY ROOM** Fitted with a range of further units under worktop with stainless steel sink inset, space and plumbing for a washing machine, tumble drier and tiled flooring.

**BEDROOM 1** Steps lead down into a spacious double bedroom with two built-in double wardrobes, French doors lead out to the terrace.

**BEDROOM 2** A further double bedroom with built-in wardrobe and outlook to the front.

**BEDROOM 3** A further double bedroom with built-in wardrobe and outlook to the front and roof window.

**BATHROOM** Stylishly fitted with a panelled bath, separate tiled shower cubicle, WC, vanity sink unit, heated towel rail and extensively tiled walls and flooring.

**CLOAKROOM** With WC, vanity sink unit and tiled floor.

### Outside

The property is approached via a tiled pathway leading to the front door with areas either side of traditional lawn, surrounded by flower borders and landscaping with views across the greensward. The charming rear gardens have been meticulously landscaped and now provide areas of alfresco dining with a pathway leading through from the immediate rear of the property to the foot of the garden, surrounded with areas of traditional lawn, flower borders, arbours for roses and seating, leading through to and at the foot of the garden further storage can be found with a generous storage shed, large workshop and summer house with gate leading out to the rear where parking be found for up to three vehicles.

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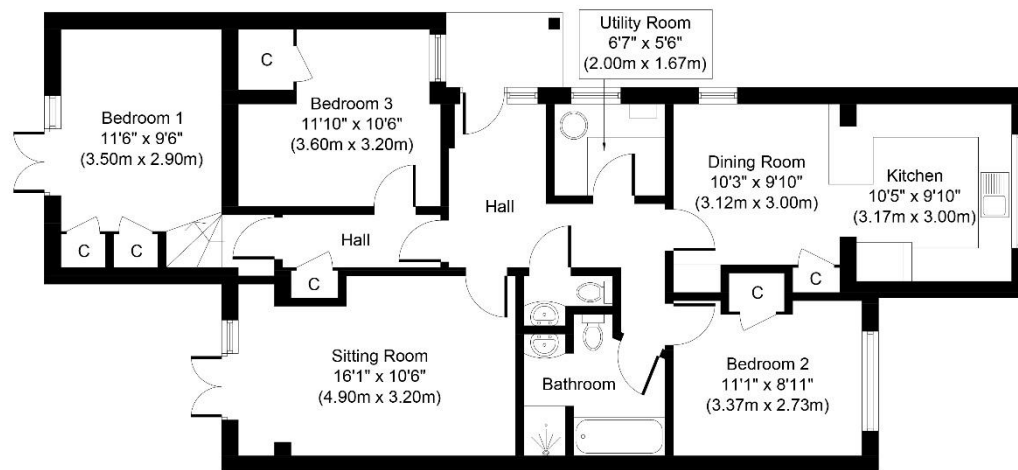
**SERVICES:** Mains drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council. Council Tax Band: C.  
£1,780.60 per annum.

**EPC RATING:** TBC.

**VIEWING:** Strictly by prior appointment 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.



Approximate Floor Area  
1060 Sq. ft.  
(98.5 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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