



**27 Church Street
Hundon, Suffolk**

**DAVID
BURR**

27 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 3/4 bedroom property enjoying a quiet village location within walking distance of the village amenities. The property enjoys off road parking, and attractive gardens to the front and rear. Offering generously proportioned living accommodation with the potential to extend subject to the necessary planning consents.

A spacious property enjoying a quiet village location within walking distance of the amenities.

Entrance into:

ENTRANCE HALL Stairs to first floor, storage cupboard and rooms off:

SITTING ROOM A spacious reception room with window to the front, feature fireplace and French doors leading to the garden.

DINING ROOM A lovely reception room with serving hatch from the kitchen and window to the front aspect.

KITCHEN Fitted with a range of wall and base units over worktop with sink and drainer inset, space and plumbing for appliances.

STUDY/BEDROOM 4 A light and airy room with windows to the front and rear aspect overlooking the gardens.

CLOAKROOM WC, wash hand basin and floor mounted boiler.

First Floor

LANDING With access to the roof space and window to the rear aspect.

BEDROOM 1 A spacious double bedroom with a range of fitted units and cupboards, window to the rear aspect overlooking open countryside. **En-Suite** Fitted with a shower cubicle and wash hand basin.

BEDROOM 2 Another spacious double bedroom with window to the rear aspect overlooking open countryside.

BEDROOM 3 A further double bedroom with window overlooking the front aspect.

BATHROOM Fitted with a suite comprising panel bath with shower over and window to the front aspect.

Outside

The property is set in an idyllic village setting with a generous paved drive to the front providing parking for at least three vehicles. The remainder of the front is mainly laid to lawn, with gated side access. The rear garden is extremely private, and is south west facing. Enclosed by fencing, with established beds & borders. To the side of the property is a garden shed and log store.

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TENURE: Freehold.

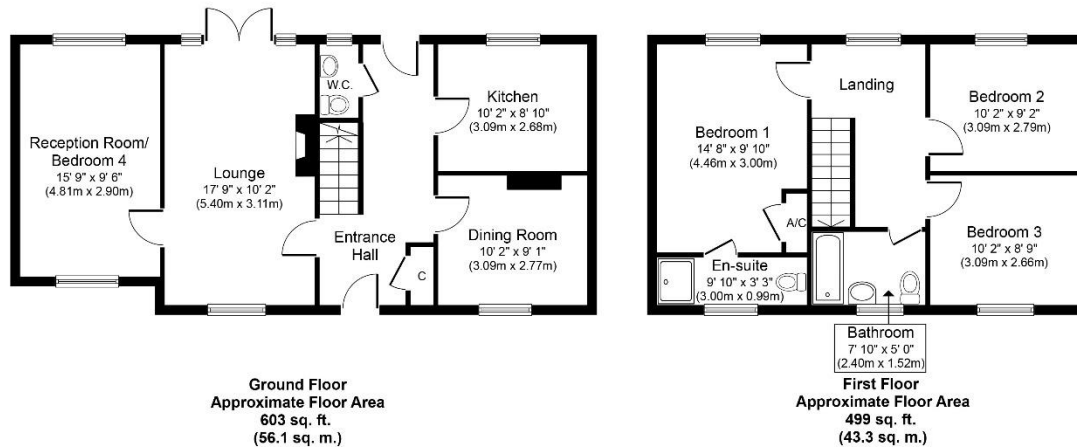
SERVICES: Main drains, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: D. £2,003.17 per annum.

EPC RATING: E.

VIEWING: Strictly by prior appointment through DAVID BURR.

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