



**28 Farmerie Road
Hundon, Suffolk**

**DAVID
BURR**

28 Farmerie Road, Hundon, Suffolk CO10 8HA

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.

This tastefully presented detached property is situated in a popular village location convenient for local amenities. Particular attention should be drawn to the spacious open plan kitchen/breakfast room with doors to the garden and further modern luxuries like a multi-fuel burning stove, and stylish bathroom the property in general is finished to a high standard. There is the potential to create a utility room and further benefits include off road parking, garage and garden.

A detached 3 bedroom high specification property within walking distance of amenities.

Entrance into

ENTRANCE HALL With staircase to the first floor with storage beneath, recessed area ideally utilised for coats and shoes, rooms off.

KITCHEN/BREAKFAST ROOM Forming the hub of the home, extensively fitted with a range of wall and base units under worktop with stainless steel sink and drainer inset. Integrated appliances include a belling range cooker, dishwasher and under counter fridge. Breakfast bar and opening to the spacious breakfast area with plenty of space for a dining table and chairs, sliding doors to the terrace and door into garage.

SITTING ROOM A spacious reception room with oak flooring, multi fuel log burning stove, outlook to the front and sliding doors to:

GARDEN ROOM A lovely addition to the property with outlook across the garden and door leading out.

CLOAKROOM With WC and pedestal sink unit.

First Floor

LANDING With airing cupboard and rooms off

BEDROOM 1 A spacious double bedroom with exposed floor boards and outlook to the rear.

BEDROOM 2 Another spacious double with built in wardrobes with sliding mirrored doors.

BEDROOM 3 With exposed floorboards and outlook to the front.

SHOWER ROOM With large walk in shower cubicle, vanity unit with wash hand basin, WC and further storage.

Outside

The property is approached via a block paved driveway providing parking for multiple vehicles in turn leading to the garage with light and power connected. An area of traditional lawn lies adjacent the driveway and gates provide access to the rear garden which features a further areas of traditional lawn with mature flower bed borders, a decked terrace adjacent the summer house and steps lead down to a further paved dining terrace.

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SERVICES Gas fired heating. Mains water, electricity and drainage. Note, none of these have been tested by the agent.

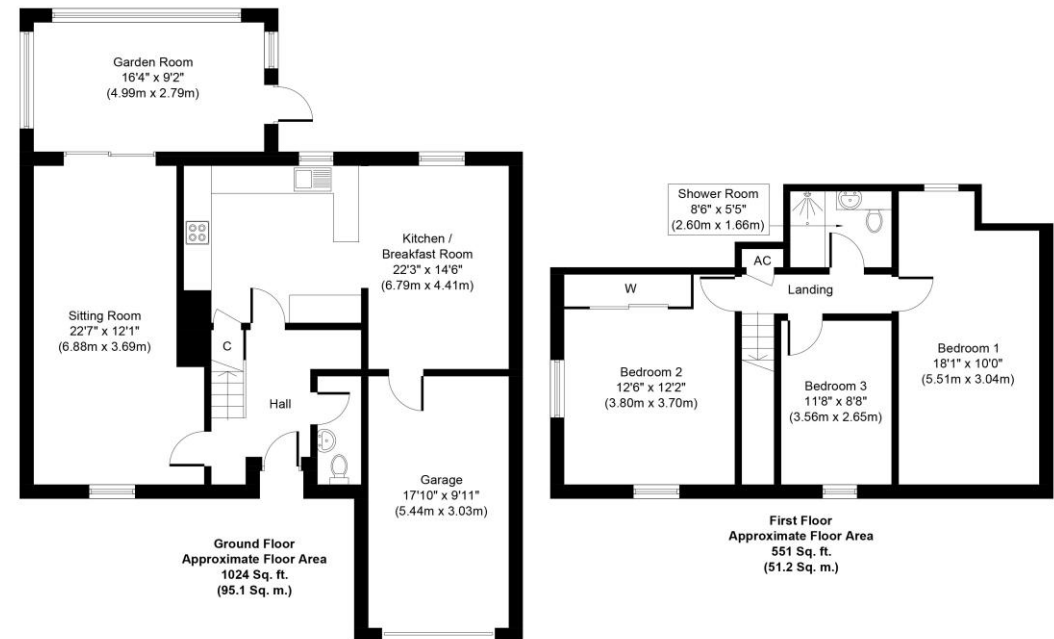
LOCAL AUTHORITY West Suffolk Council.

COUNCIL TAX BAND D. £1,921.16 per annum.

TENURE Freehold.

EPC tbc.

VIEWING by prior appointment only through David Burr estate agents.



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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