



Canhams Farm | Hundon Road | CO10 8HX

£1,750 pcm

Available from late April/early May. We are delighted to offer this spacious 3 bedroom rural detached home set in generous grounds. The property is well presented throughout & benefits from a modern kitchen/breakfast room, newly fitted ensuite shower room & family bathroom. The property has been recently decorated neutrally and has been fitted with new flooring and carpets throughout.

- Rural Setting
- Detached Home
- 3 Bedrooms
- 2 Receptions
- Ensuite Shower Room
- Garage & Generous Parking
- Large Garden

Approximate Room Sizes

ENCLOSED ENTRANCE HALL Door leading to Inner Hallway

INNER HALL 11' 10" x 11' 8" (3.63m x 3.56m) Window to side aspect with wall mounted radiator. Doors leading to Living Room, Kitchen, Office/Bedroom 4 and stairs leading to 1st floor.

LIVING ROOM 15' 8" x 11' 10" (4.80m x 3.63m) Window to front, with wall mounted radiator and brand new fire place. Doors to inner hallway and dining room.

OFFICE / BEDROOM 4 13' 5" x 8' 0" (4.09m x 2.44m) Window to rear, wall mounted radiator and internal door to garage,

KITCHEN 19' 10" x 11' 10" (6.07m x 3.63m) Fitted wall and base level units with work surfaces over, stainless steel sink with drainer to side and taps over, space for electric oven with extractor hood over, space and plumbing for white goods. Double glazed windows to front, doors to cloakroom, pantry, dining room and inner hallway.

PANTRY 5' 8" x 5' 1" (1.75m x 1.57m) Contains ample shelving.

CLOAKROOM Back door leading to garden.

DINING ROOM 15' 10" x 11' 10" (4.85m x 3.63m) Window and door to front, wall mounted radiator. Doors to kitchen and dining room.

LANDING Large landing space, windows to rear with doors leading to main bathroom, large airing cupboard and bedrooms 1, 2 and 3.

BEDROOM 1 16' 0" x 12' 0" (4.88m x 3.66m) Window to front, wall mounted radiator and door leading to en-suite.

EN-SUITE WC, free standing basin and enclosed shower.

BEDROOM 2 15' 10" x 11' 10" (4.83m x 3.63m) Window to front, wall mounted radiator.

BEDROOM 3 12' 4" x 11' 10" (3.76m x 3.63m) Window to side aspect, wall mounted radiator.

MAIN BATHROOM Windows to rear, WC and free standing basin and bath with shower attachments.

OUTSIDE The property is approached via a sweeping driveway that leads up to the garage and continues across the front of the property. The property sits in generous grounds which are mainly laid to lawn with an abundance of plantings, flower beds and mature trees. The property is set in a semi rural location with views across open countryside. The oil tank is situated to the rear of the property.

GARAGE Up and over door.

AGENTS NOTE * The property has been recently improved, with fresh decorating, new boiler system, carpets, flooring and bathrooms *

* Excellent references will be required by anyone renting through Bychoice *

* A minimum deposit of 5 weeks rent will be required *

* Tenants will be required to provide their own contents insurance *

CONDITIONS Due to the property being located on a working farm, the landlord will consider pets by negotiation.

Local Authority – St Edmundsbury Borough

Council

Council Tax Band – E

Post Code – CO10 8HX



1ST FLOOR

*This energy rating has been made to ensure the accuracy of the floor plan contained herein. Measurements of floor, wall and ceiling areas are taken to the nearest millimetre and are approximate and not for any other purpose. Environmental impact ratings are based on the current energy consumption of the property and are not intended to be used as a guide to the energy consumption of the property.



Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468408

Email: lettings@bychoice.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
49	76
England & Wales	
EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
38	65
England & Wales	
EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

