



LEE WILKINSON

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31 Rogeron Close, Hundon

Guide Price £350,000

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- Well presented property
- Good size rear garden
- Great, quiet location
- Improved by current owners
- Garage
- Off road parking
- Close to the town of Clare
- Great location for commuting
- End of cul-de-sac location
- Property ref; LW0712



Lee Wilkinson Estate Agents are pleased to offer for sale the well presented and improved three bedroom detached bungalow in the superb village of Hundon. The property benefits from detached garage, plenty of off road parking and a lovely sunny rear garden, as well as being located at the end of a cul-de-sac, with allotments to one side providing a pleasant outlook. The kitchen at the property has been refitted, as have many of the rooms flooring. Hundon is a picturesque Suffolk village, with a range of amenities, including two public houses, a village store and well regarded Primary school. The beautiful Town of Clare is less than four miles away, and offers a more extensive range of amenities, with the larger towns of Sudbury, Bury St Edmunds and Haverhill also within easy reach.

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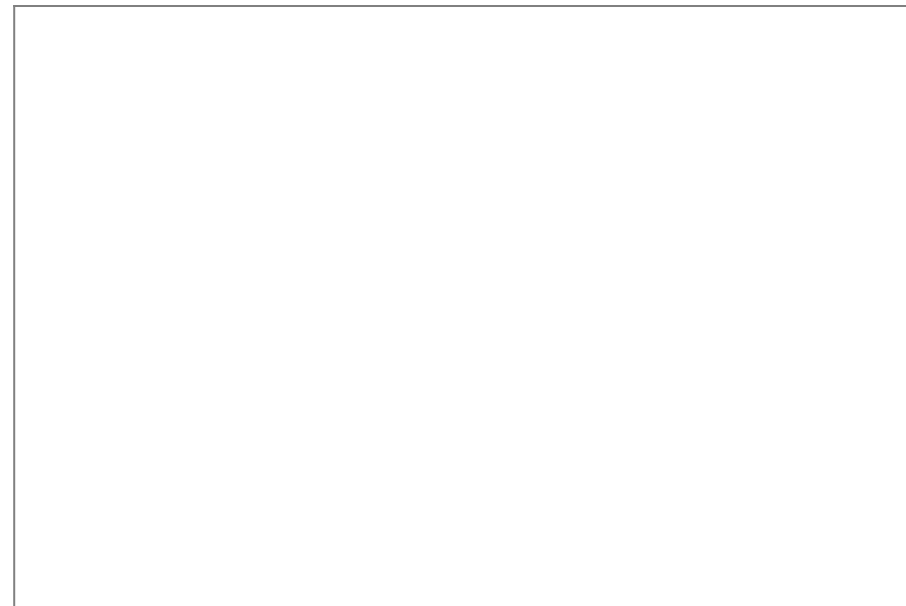
The floor plan shows a central entrance hall (5'0" x 5'0") with a bay window and access to a rear garden (14'0" x 11'0"). The garden includes a lawn, patio, and a large paved area. The house features four bedrooms, a bathroom, a kitchen, a sitting/dining room, and a large living area. The layout includes a central entrance hall, a bay window, and a rear garden with a lawn, patio, and paved area. The house is a semi-detached property with a central entrance hall and a large rear garden.

Room	Dimensions (ft x in)	Dimensions (m x m)
Bedroom 1	13'11" x 10'10"	4.24m x 3.31m
Bedroom 2	10'11" x 8'11"	3.33m x 2.71m
Bedroom 3	7'10" x 7'9"	2.39m x 2.35m
Bathroom	7'10" max x 5'5" max	2.38m max x 1.56m max
Kitchen	13'1" max x 11'6" max	4.00m max x 3.50m max
Sitting/Dining Room	19'0" x 10'10"	5.80m x 3.31m
Entrance Hall	5'0" x 5'0"	1.52m x 1.52m
Living Area	14'0" x 11'0"	4.27m x 3.35m

TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Mortgage Lender 105



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