



Steeplechase, Hundon

Offers Over £475,000

LEE WILKINSON

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Steeplechase, Hundon

Lee Wilkinson Estate Agents are pleased to offer for sale, this superb three bedroom semi-detached character home. The property offers spacious rooms, plenty of natural light, a great sized garden and a garden office/studio. The current owners extended in 2017 to add a two storey extension, comprising a new kitchen/family room on the ground floor and large master bedroom above. Set on a quiet no through lane, this family home has plenty of off road parking, and a fantastic rear garden, which is a particular highlight, and is well maintained, private, and has a great garden office/studio to the rear. Hundon benefits from a village store, public house and a well regarded primary school, as well as lovely walks right on your doorstep. The local towns of Clare, Haverhill, Sudbury and Bury St Edmunds offer a wider range of both retail and leisure facilities, with Cambridge also within commuting distance.

Property Ref; LW0712





Porch

1.1m x 1.21m (3'7" x 3'11")

Wooden part glazed entrance door. Window to front aspect, and quarry tiles on the floor. Wooden stable door leading into;

Sitting Room

3.87m max x 5.77m max (12'8" x 18'11")

A beautifully lit room, with lovely natural light through the two double glazed windows to the front aspect. Brick fireplace with wood burning stove inset on a brick hearth. Stairs to first floor, with under stairs storage cupboard. Exposed beams and brick floor. Opening through to;

Utility Room

3.04m max x 4.19m max (9'11" x 13'8")

Fitted with a range of full height storage cupboards, one of which houses the boiler. Additional wall and base units with worksurface over. Space and plumbing for both washing machine, separate dryer and water softener. Wood effect flooring. Part glazed external door leading to the side garden. Door through to;





Shower Room

1.51m x 1.42m (4'11" x 4'7")

Three piece suite comprising W/C, corner shower enclosure, with multi head shower within, and wash basin set into vanity unit with storage under. Mirrored wall cabinet, electric shaver point and part tiled walls. Wood effect flooring and window to side aspect.

Kitchen/Dining/Family Room

5.74m x 4.16m (18'9" x 13'7")

A spacious, bright and airy room, constructed in 2017. The kitchen area is fitted with a range of wall, fill height and base units with worksurface over, and 1½ bowl composite sink and drainer inset, with flexi mixer tap over. Oven with separate combi oven/microwave, electric hob with extractor over and glass splashback behind. Integral dishwasher, and space for fridge/freezer. This room has plenty of space for a large family dining table as well as sofa area. Wood effect flooring. Window to side aspect and double doors with glazed side panels onto the rear garden patio area.



First Floor - Landing

Access to loft space. Velux window to side aspect, and exposed beams. Doors through to;

Master Bedroom

4.81m max x 4.03m max (15'9" x 13'2")

A superbly presented and well proportioned room, with a substantial amount of built in wardrobes, providing plenty of clothing storage space. Wood panelled feature wall. Roof window to side aspect, and large window with pleasant view overlooking rear garden.



Bedroom 2

3.73m max x 3.22m max (12'2" x 10'6")

Another room benefitting from great natural light, with exposed brick chimney and beams. Airing cupboard with further storage cupboard over. Vaulted ceiling and window to front aspect.

Bedroom 3

2.65m x 2.32m (8'8" x 7'7")

Window to front aspect.

Bathroom

3.08m max x 2.14m max (10'1" x 7'0")

Four piece suite comprising double ended bath with centre waterfall tap, W/C, pedestal wash basin and large shower enclosure with rainfall shower head. Wood effect flooring and Velux window to side aspect. Heated towel rail and electric shaver point. Wall mounted mirrored cabinet.





Outside

Garden Studio/Office

2.73m x 4.56m (8'11" x 14'11")

Wooden entrance door. Wall mounted boiler. Windows to front and side aspect, the rear one benefitting from lovely meadow views. Wood panelled wall. Telephone point.

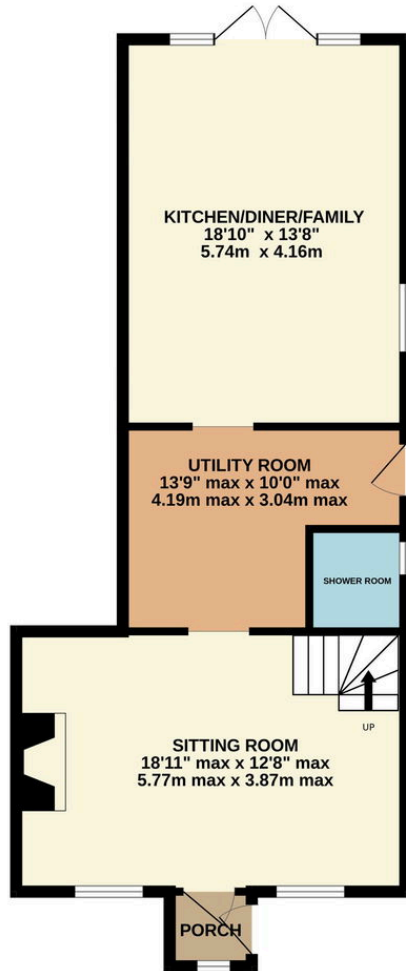


Outside

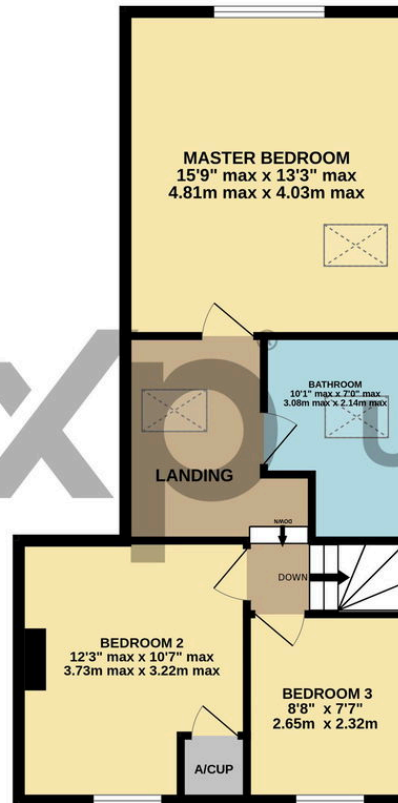
To the front of the property is a shingled driveway with parking for 3/4 vehicles. To the side is a large lean to storage shed which could be removed should the new owners need more parking, but provides plenty of storage currently, with access between the front and back of this property, and fitted with power and light. The remainder of the garden to the side provides a small seating area, perfect for a peaceful morning coffee. The rear garden is a great, private space, with raised paved patio leading from the kitchen, then three stairs down to the main part of the garden, which is mainly laid to lawn with raised wooden sleeper beds, and well stocked, mature borders. There is a large wooden storage shed, fitted with power and light, to the rear of the garden, next to the studio, with a storage lean to between the two buildings. Apple and cherry trees. Access to the rear of the garden via a wooden gate, with the remainder of the garden being enclosed by wooden fencing.



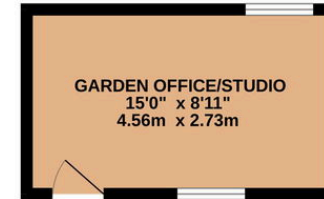
GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



GARDEN STUDIO/OFFICE
134 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.9 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 as to their operability or efficiency can be given.
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