



Clare Road, Hundon

Offers Over £375,000

LEE WILKINSON

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Clare Road, Hundon

Lee Wilkinson Estate Agents are please to offer for sale this lovely edge of village detached cottage, located in the well regarded village of Hundon. This property boasts an enviable position, with farmland views to the front, with it also being close to the village amenities including public house, primary school, village stores and playing field. The property has three good sized bedrooms, two reception rooms, as well as great kitchen and bathroom, plus the added bonus of a good sized sun room, leading onto the garden. Outside there is plenty of off road parking, and a lovely private rear garden. Hundon is located a short distance from the lovely town of Clare, with its independent shops, lovely Country park and church. Haverhill, Bury St Edmunds and Sudbury slightly further afield, all of which offer various leisure and retail facilities.

Property Ref; LW0712





Wooden entrance door leading into;

Sitting Room

3.53m max x 3.85m max (11'6" x 12'7")

A beautifully presented, cosy room with window to front aspect. Lovely double sided wood burning stove, opening to both the sitting and dining rooms, which is set into brick fireplace with tiled hearth. Exposed beams and brick floor. Opening through to;

Dining Room

3.5m x 3.83m (11'5" x 12'6")

Brick fireplace with wood burning stove inset. Built-in alcove storage cupboard. Stairs to first floor and window to front aspect. Door through to;





Kitchen/Breakfast Room

2.22m x 5.94m (7'3" x 19'5")

Fitted with a range of shaker style full height and base units with solid wood worksurface over. Large Belfast style sink, with mixer tap over, plus additional smaller stainless steel sink, with cold water tap over, ideal for vegetable preparation. Five ring range cooker with double oven and extractor over. Integral dishwasher and space for fridge/freezer. Breakfast bar seating area. Wood effect flooring and part tiled walls. Two windows to the rear aspect plus part glazed stable door leading into the conservatory. Latch and brace door through to;

Utility/Cloakroom

2.22m x 1.68m (7'3" x 5'6")

Large built in storage cupboard. Belfast style sink with flexi mixer tap over, and solid wood worksurface surround. Part tiled walls. W/C and wall mounted boiler concealed in cupboard. Space and plumbing for both washing machine and separate dryer. Heated towel rail, wood effect flooring and obscured window to rear aspect.

Sun Room

2.73m x 5.8m (8'11" x 19'0")

Fitted with a range of base units, with solid wood worksurface over, and water softener fitted within. This room is currently utilised as a home office, making the most of the lovely views over the garden. Double doors onto the rear garden patio area. Beautiful roof window bringing plenty of light into this space. Tiled floor.

1st Floor

Landing

With doors through to;





Bedroom 1

3.34m max x 3.96m max (10'11" x 12'11")

Fitted with an extensive range of built in wardrobes. Exposed brick chimney breast and access to loft space. Window to front aspect with superb farmland views.

Bedroom 2

2.35m x 3.46m (7'8" x 11'4")

Window to front aspect, again with lovely views over farmland.

Bedroom 3

2.2m max x 3.7m max (7'2" x 12'1")

Built in storage cupboard. Window to rear aspect.



Bathroom

2.2m x 3.67m (7'2" x 12'0")

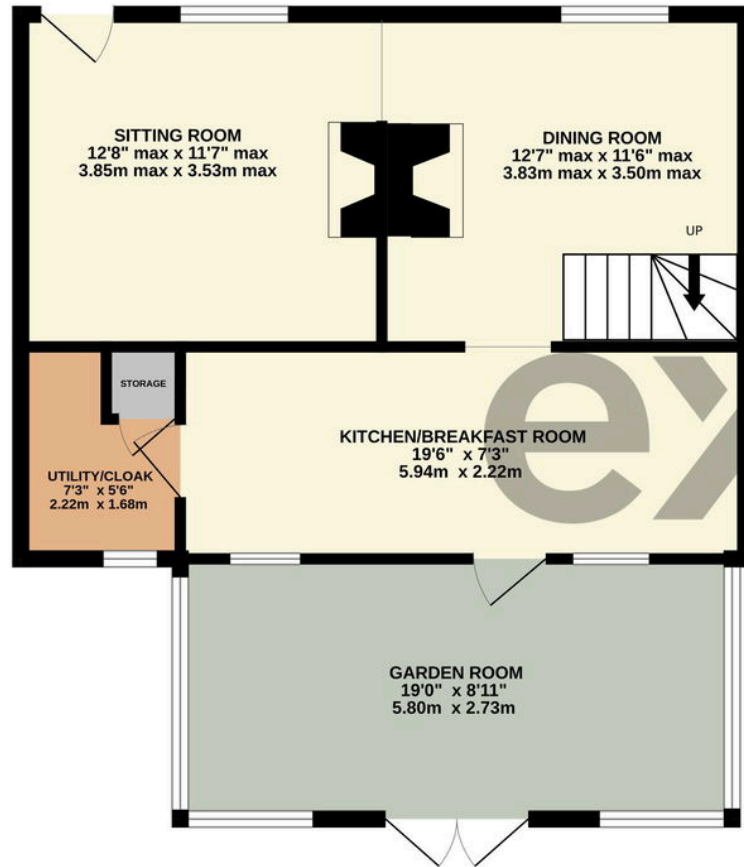
A great sized room fitted with a four piece suite comprising W/C, freestanding double ended bath with centre taps, large corner shower enclosure, with thermostatic shower within and wash basin, with vanity storage cupboard under. Heated towel rail. Low level wood panelled walls and others that are part tiled. Wood effect flooring and obscured window to rear aspect.



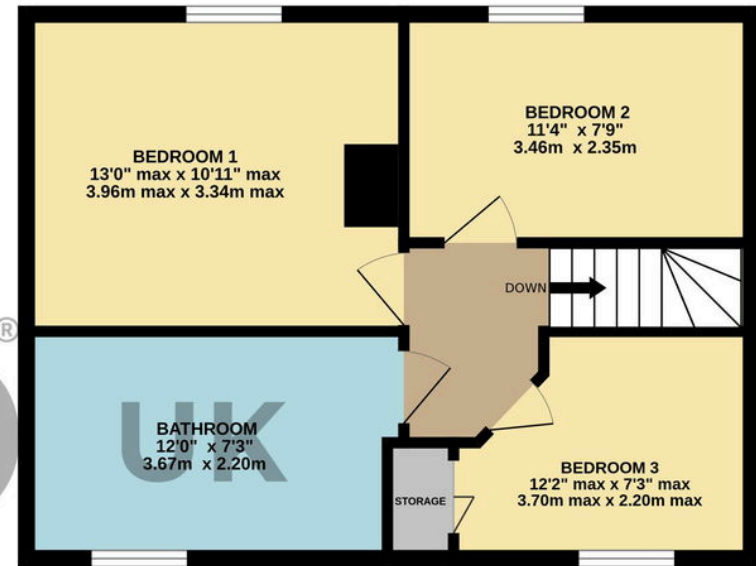
Outside

The front of the property is laid to shingle driveway providing off road parking for four vehicles. There is potential space to construct a garage to the side of the property, subject to planning, should the new owners wish. To the other side is a paved path leading to double wooden gates taking you through to the rear garden. Immediately to the rear of the property is a large paved patio area, providing a great space for outdoor entertaining. Undercover storage area. The remainder of the garden is mainly laid to lawn, with mature shrub borders. This part of the garden is enclosed by fencing. To the rear of this main garden area, through double gates is a separate garden area, containing three storage sheds, two of which are larger in size.

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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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