



Meadow View
Lower Road, Hundon

**DAVID
BURR**



Meadow View, Lower Road, Hundon, Sudbury, Suffolk CO10 8DZ

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.

A spacious circa. 2,600sq.ft detached property situated within a quiet village location, yet within walking distance of the village amenities. The property enjoys generously proportioned living accommodation set over two floors with the potential to turn part of the living accommodation into annexe accommodation. The property further benefits from off-road parking, double garage and a generous rear garden.

A spacious 2,600sq.ft detached property situated within a quiet village location.

Entrance via porch into:

HALLWAY With staircase to the first floor, rooms off:

SITTING ROOM A spacious reception room with outlook to the front aspect, sliding doors to the terrace and an electric fireplace set upon a stone surround and marble hearth.

DINING ROOM Another spacious reception room with outlook to the front.

STUDY A larger than average room with outlook to the rear. The room could be opened into the kitchen to provide what would be a particularly spacious open-plan kitchen/family room.

KITCHEN/BREAKFAST ROOM Fitted with an extensive range of wall and base units under worktop with a 1.5 bowl ceramic sink inset. Integrated appliances include an electric oven and grill, four ring hob with extractor over, plus there is a breakfast bar with an outlook across the gardens. Door to:

UTILITY ROOM With space and plumbing for a washing machine, tumble drier and dishwasher under worktop. Space for a fridge/freezer and door to the side aspect.

INNER LOBBY With plenty of room for coats and shoes and door to the:

CLOAKROOM With WC and wash hand basin.

First Floor

LANDING With outlook to the front aspect, airing cupboard and access to the roof space.

PRINCIPAL BEDROOM A spacious double bedroom with outlook to the rear and door to the **Principal Reception Room** currently utilised as a first floor sitting room with outlook to the front and rear, ideal for older parents or older teenage children. Utilising the garage below, this space could be easily converted into an Annexe or guest accommodation.

BEDROOM 2 Another spacious double room with outlook to the rear.

BEDROOM 3 A further spacious double bedroom with fitted wardrobes and outlook to the rear.

BEDROOM 4 A further spacious double bedroom with outlook to the front.

FAMILY BATHROOM With panelled bath with shower over, vanity unit, WC, heated towel rail and extensive tiled walls and flooring.

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GUEST BATHROOM Fitted with a panelled bath, WC, pedestal sink unit. This bathroom could be integrated as an en-suite to the principal bedroom.

Outside

The property is approached via a driveway providing parking for multiple vehicles in turn leading to the **DOUBLE GARAGE** with light and power connected. The front gardens are traditionally lawned with a range of mature trees, hedging and beds. A side access passageway leads through to the rear garden which is of a generous size with an extensive lawned area, surrounded with mature trees, beds and planting. A high level hedge line affords the property a great deal of privacy, plus an extensively paved dining terrace. A personnel door into the garage.

SERVICES: Main drains, electricity, oil-fired heating.

NOTE: None of the services have been tested by the agent.

TENURE: Freehold.

LOCAL AUTHORITY: West Suffolk Council.

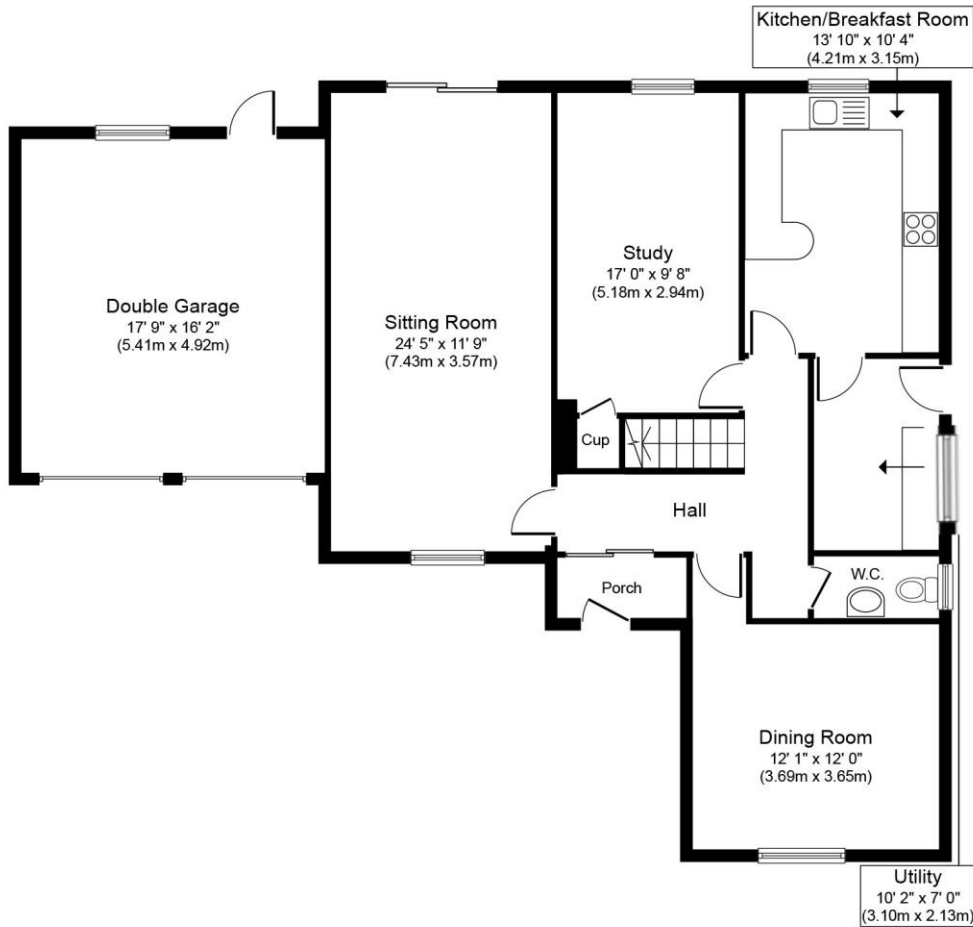
Council Tax Band: F. £2,879.66 per annum.

EPC RATING: E.

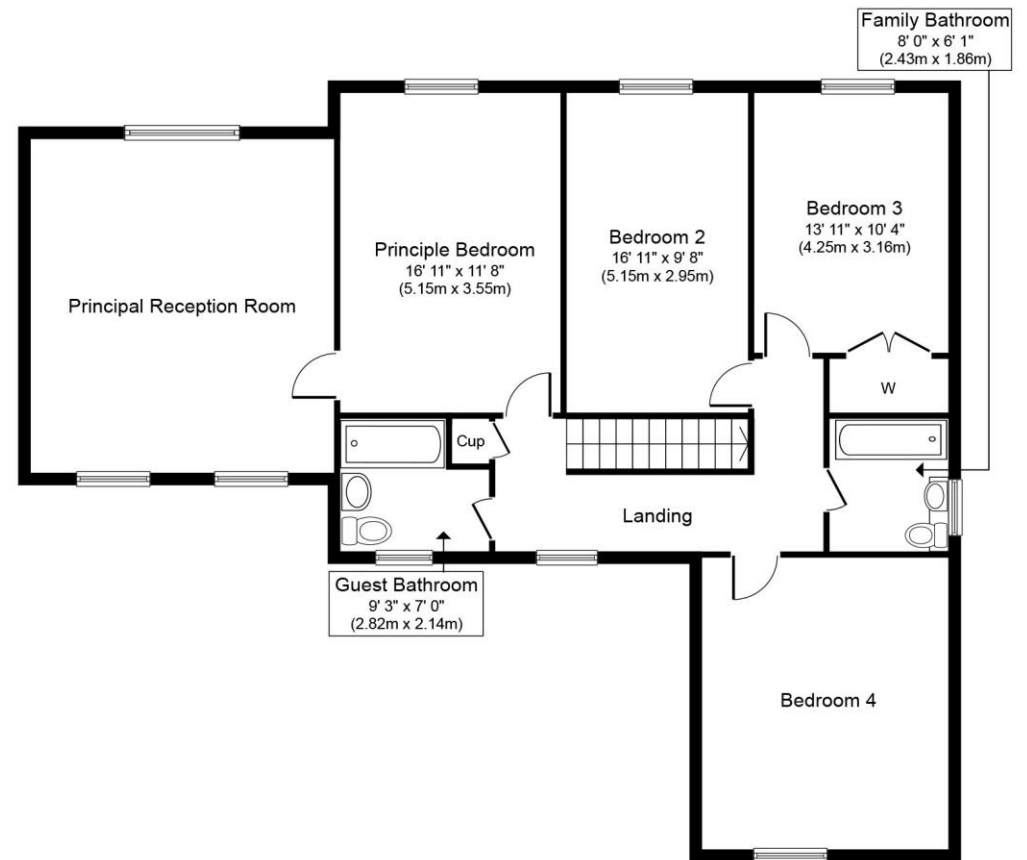
VIEWING: Strictly by appointment through David Burr – 01787 277811.

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Ground Floor
Approximate Floor Area
1,314 sq. ft.
(122.1 sq. m.)



First Floor
Approximate Floor Area
1,289 sq. ft.
(119.7 sq. m.)

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.

