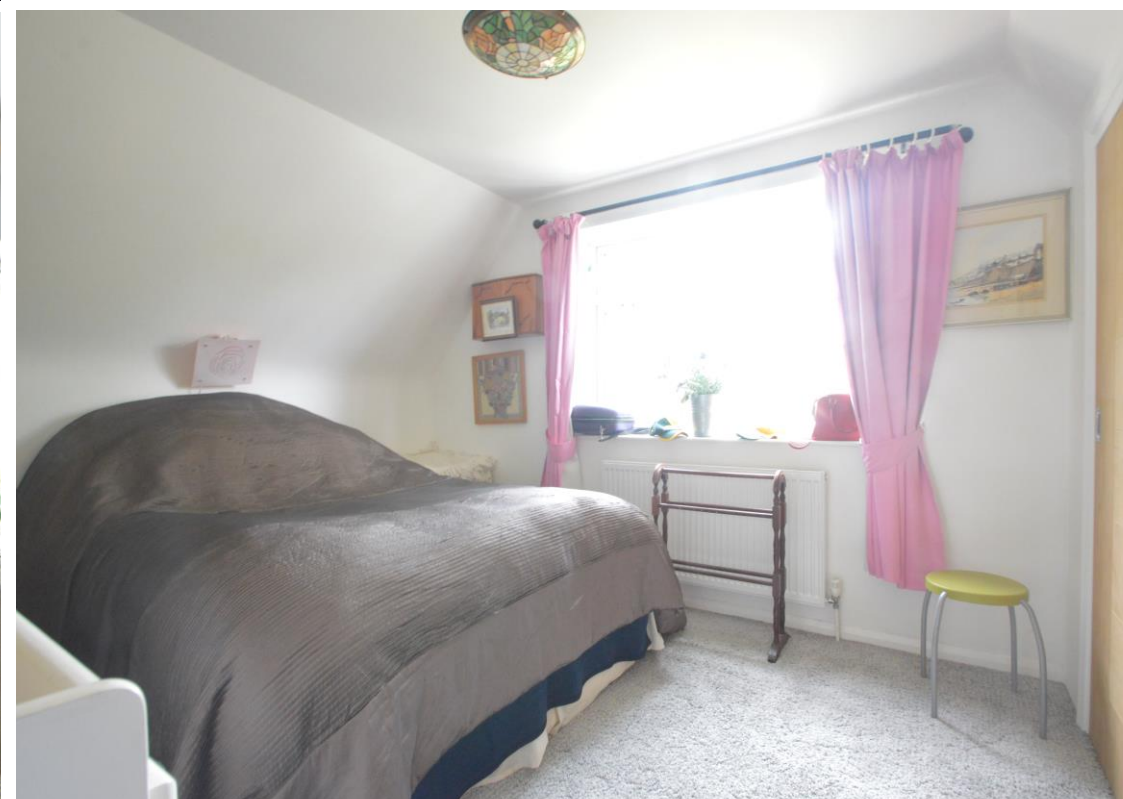




**30 Farmerie Road  
Hundon**

**DAVID  
BURR**





# 30 Farmerie Road, Hundon, Suffolk CO10 8HA

Hundon is a popular village with pub and Parish church, together with a primary school and village shop. It stands about 3 ½ miles north of the historic small town of Clare, which provides a good range of day to day amenities. A wider range of facilities can be found in Haverhill 7 miles away or Sudbury approximately 12 miles.

A spacious, well presented and cleverly extended three bedroom detached property situated in a quiet cul-de-sac location within walking distance of the village's amenities. The property features generous reception rooms and the particular highlight should be drawn to the open plan kitchen/family room and further benefits from landscaped gardens and off-road parking for multiple vehicles.

## A spacious, well presented and cleverly extended three bedroom detached property.

**ENTRANCE HALL** A spacious hallway with staircase to the first floor, rooms off:

**SITTING ROOM** A generous reception room with outlook to the front.

**KITCHEN/FAMILY ROOM** Extensively fitted with a comprehensive range of wall and base units under worktop with ceramic sink inset, integrated appliances include electric cooker, four ring ceramic hob with extractor over, microwave and dishwasher, whilst there is space and plumbing for a washing machine and separate fridge and freezers. The kitchen further features a central preparation island abutting a large family living space with tiled flooring, log burning stove and bi-fold doors leading to the garden.

**STUDY/PLAYROOM** With outlook to the front and bi-fold doors leading to the garden.

**CLOAKROOM** With WC and wash hand basin.

### First Floor

**LANDING** Rooms off:

**BEDROOM 1** A spacious double bedroom with outlook to the front with views across open countryside.

**BEDROOM 2** Another spacious double bedroom with built-in wardrobes and outlook to the rear.

**BEDROOM 3** With outlook to the side aspect and access to the roofspace.

**BATHROOM** Stylishly fitted with tiled bath and shower attachment over, separate tiled shower cubicle, vanity sink unit, WC and extensively tiled walls and flooring.

### Outside

The property is approached via a brick block paved driveway providing parking for multiple vehicles, set adjacent an area of false lawn. A gated access leads to the extensive rear gardens which feature a lower terrace with steps leading up to the landscaped gardens which feature an area of false lawn set adjacent an extensive dining terrace, all bordered with mature flowerbeds set behind sleepers. The garden further features several storage sheds and a log store.

**SERVICES:** Mains drains, water, electricity, PV solar system, EV charging facilities and gas fired heating.

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

**EPC RATING:** Band D. A copy of the energy performance certificate is available on request.



# 30 Farmerie Road, Hundon, Suffolk CO10 8HA

**LOCAL AUTHORITY:** West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

**COUNCIL TAX BAND:** D. £2,139.61 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 69 mbps download, up to 15 mbps upload.

**Phone Signal:** Yes.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**FLYING FREEHOLD:** If applicable.

**SUBSIDENCE HISTORY:** None.

**RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** Cladding is noted to the front of the property.

**RESTRICTIONS ON USE OR COVENANTS:** None known.

**FLOOD RISK:** No history of flooding.

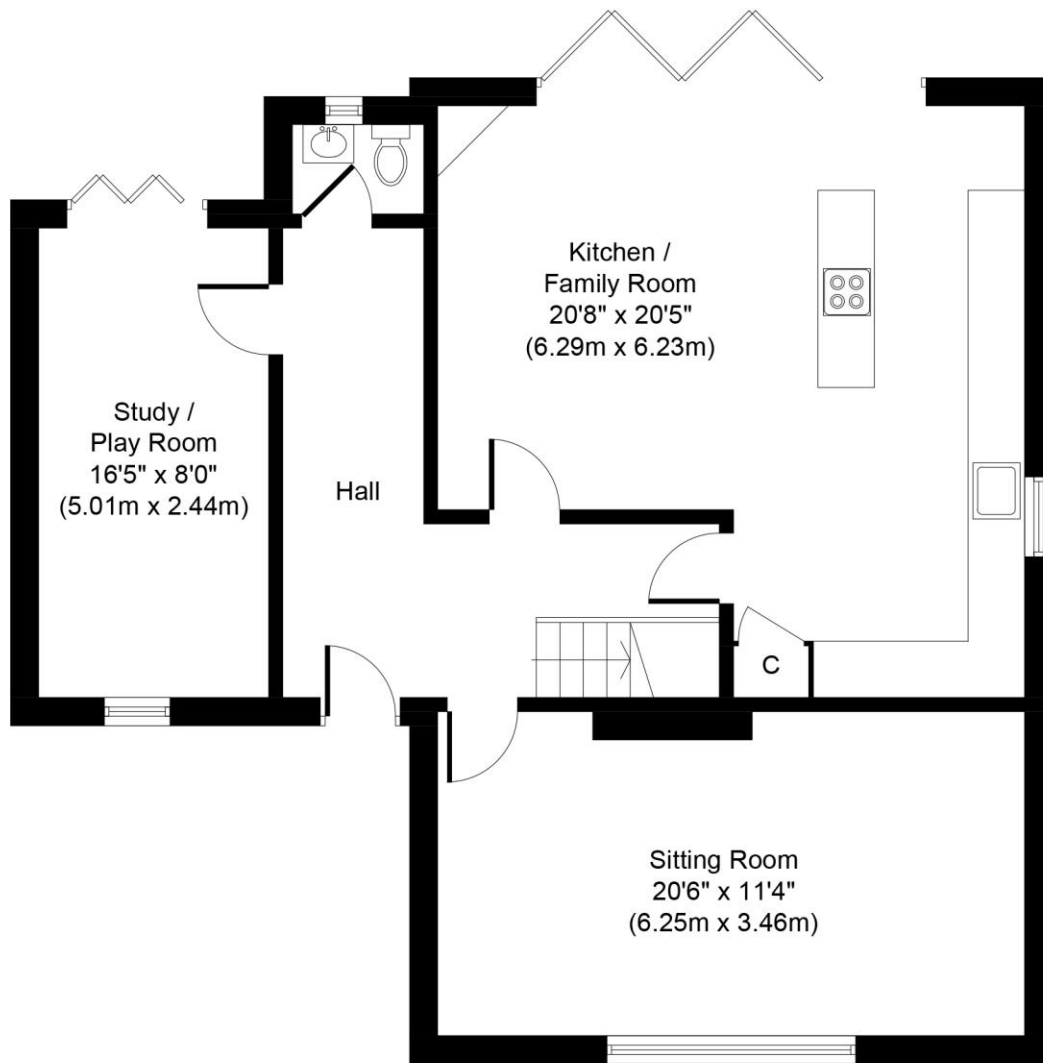
**ACCESSABILITY ADAPTIONS:** None.

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

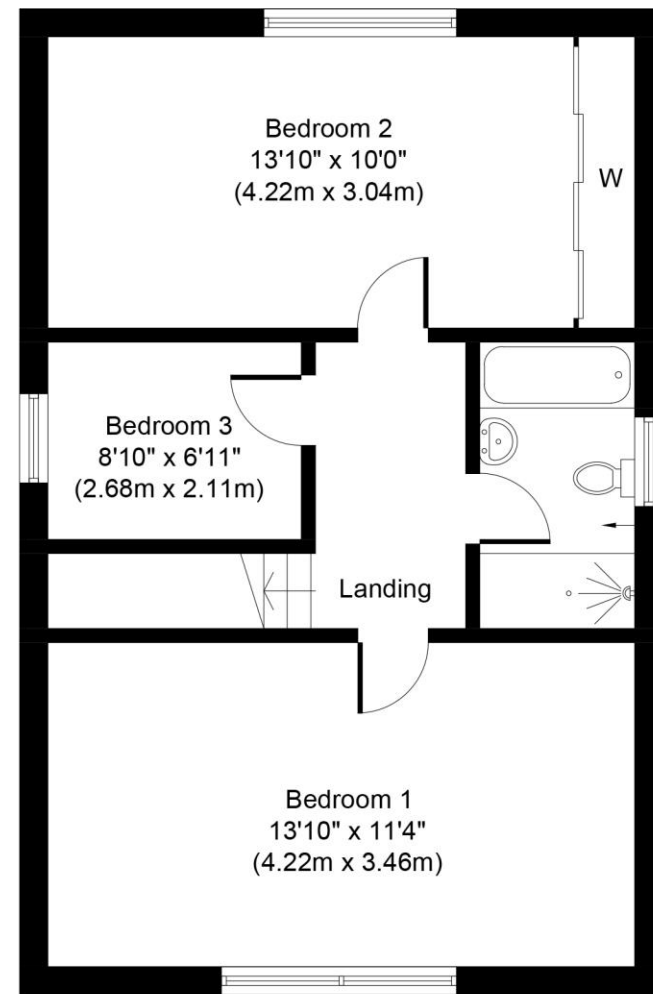
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Bathroom  
9'1" x 5'5"  
(2.76m x 1.64m)



**Ground Floor**  
Approximate Floor Area  
913 Sq. ft.  
(84.8 Sq. m.)



**First Floor**  
Approximate Floor Area  
666 Sq. ft.  
(61.9 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. 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.



