

DAVID
BURR



Hi-Way

Hundon, Suffolk

Hi-Way

North Street, Hundon, Sudbury, Suffolk

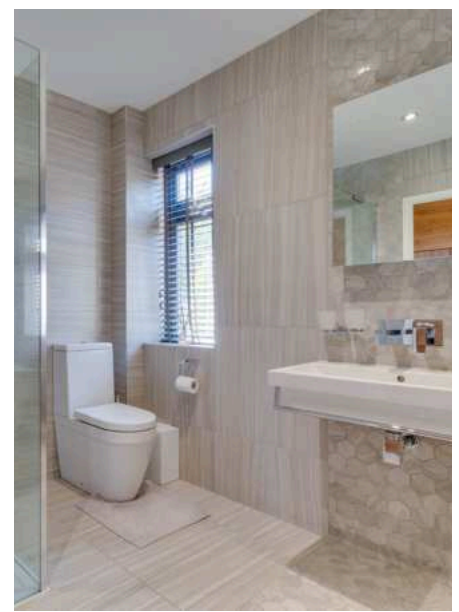
An extremely spacious and very well presented high specification detached bungalow with stunning gardens, off-road parking for multiple vehicles, garage, man cave and countryside views to the rear.



- High specification
- Open-plan living
- Stunning landscaped gardens
- Secure gated parking
- Studio/man cave
- Central village location

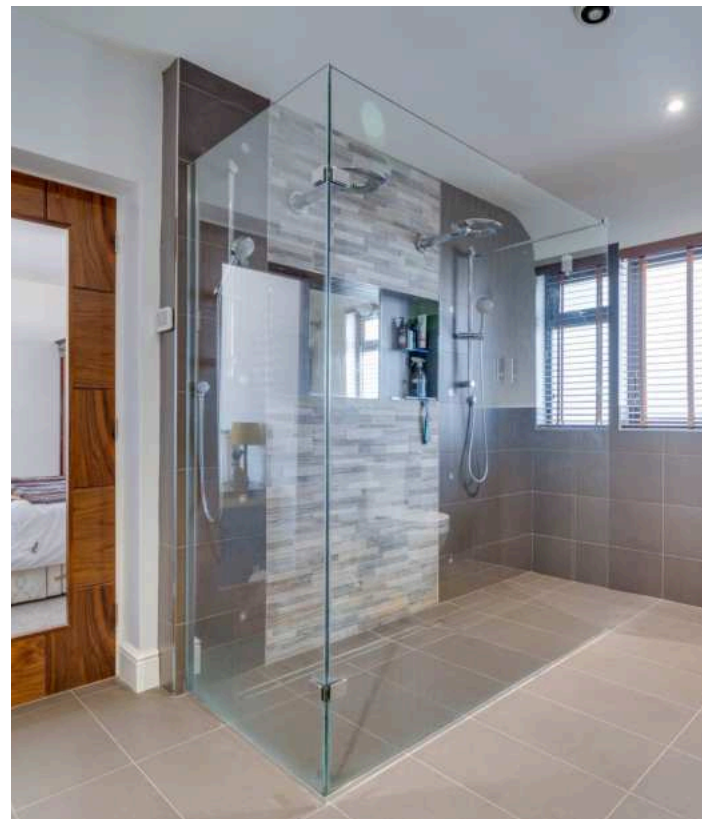
DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk



INTERIOR

Entrance via tiled porchway opening into a generous HALLWAY providing access to the bedrooms and family bathroom and opening into the extremely spacious KITCHEN/FAMILY AREA forming the hub of the home with high specification kitchen comprising a range of wall and base units under composite resin worktop with stainless steel sink inset. Integrated appliances include a Stoves range cooker with induction hob, Siemens extractor fan with WiFi control, dishwasher, Siemens fridge/freezer, preparation island with further storage beneath, Quooker hot tap, tiled flooring and opening through to FAMILY ROOM currently sub-divided into a dining area with a vaulted ceiling with roof windows and a gable window to the rear with window shutters and to the other side a SNUG AREA again with gabled window to the rear, roof windows within the vaulted ceiling. A particular highlight is the galleried roof area with French doors leading to the terrace. Door to UTILITY ROOM with a further range of wall and base units under worktop with sink inset, tiled flooring, door to the side and boiler cupboard housing the cylinder, space and plumbing for a washing machine and tumble dryer. Located just off the kitchen is STUDY/OFFICE or optional fourth bedroom, with outlook to the side. THREE generous double BEDROOMS comprising MASTER with outlook to the front and stunning EN-SUITE WET ROOM with double overhead shower with separate shower attachments, vanity sink, WC, storage cupboards, heated towel rail and part-tiled walls and flooring with electric underfloor heating. The FAMILY BATHROOM is stylishly appointed with outlook to the front with a further walk-in shower, WC, vanity sink with Bluetooth controlled lit mirror enabling the ability to play music whilst utilising the bathroom, electric underfloor heating. The property also enjoys the benefit of Planning Permission for a first floor extension. Agent's Note: Plans of which are available upon viewing.

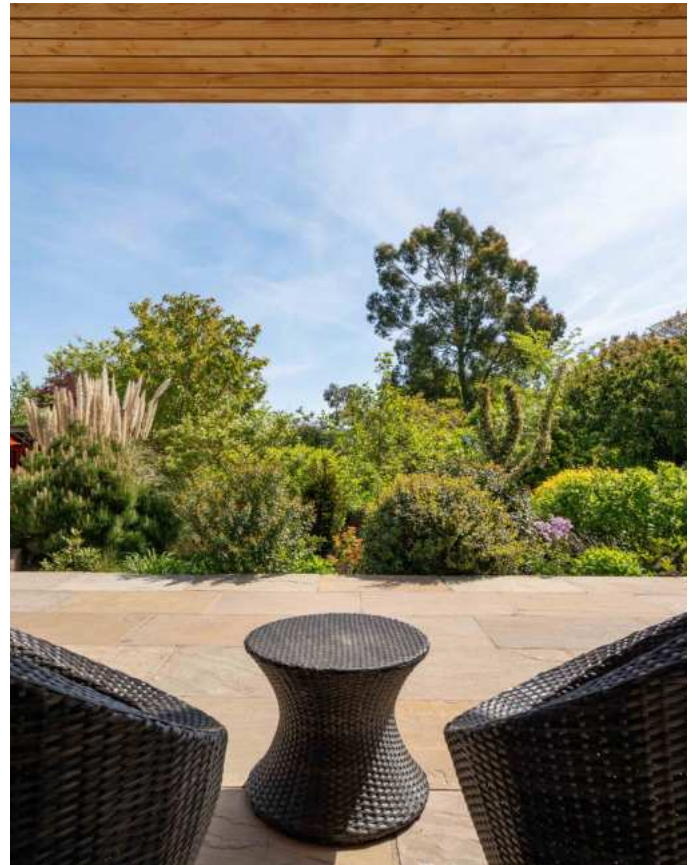


DAVID
BURR

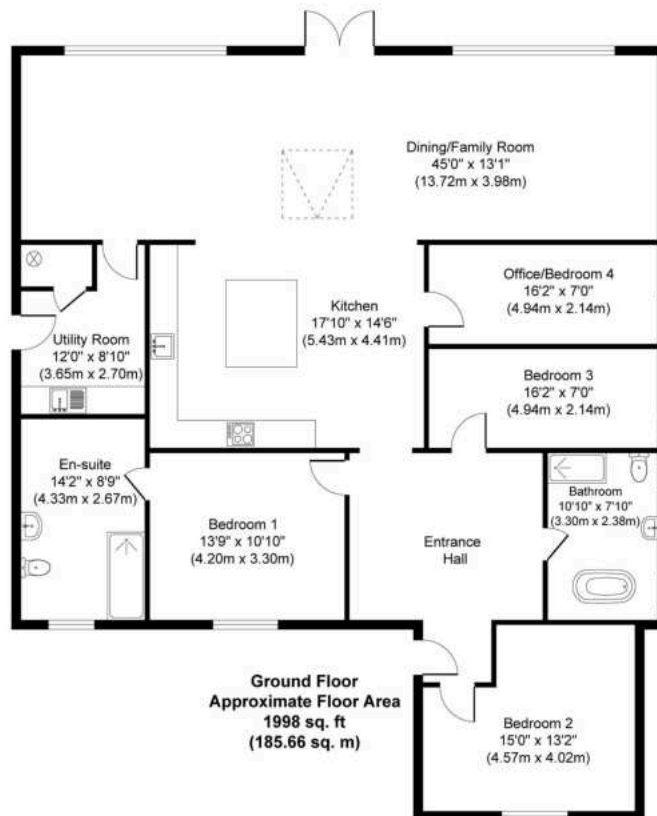
Telephone 01787 277811
Email clare@davidburr.co.uk

EXTERIOR

The property is approached via an electrically controlled Suffolk gate with low level brick wall with brick pillars and wrought iron infills forming the front boundary, opening into an expansive driveway providing parking and turning for multiple vehicles with an access to the GARAGE with light and power connected. The front garden features a range of mature trees and planting with low maintenance areas, raised flower beds with access either side of the property leading to a stunning Japanese ornamental garden featuring an expansive dining and seating terrace, raised from the lower levels of the garden featuring a bespoke sun canopy with a shaded seating area offering stunning views across the garden and countryside beyond. To the left-hand side of the property there is a pergola with further seating areas and steps lead down to a middle and lower terrace offering additional seating areas and shade with an ornamental seating area. As you enter the formal garden there is shingle pathways with block paved borders set adjacent areas of traditional lawn interspersed with mature topiary beds, flower beds, ornamental structures, a pond with a wooden bridge. Outbuildings include a personal door to the garage and garden store. To the foot of the garden a particular highlight is the Japanese style viewing port hole, providing shade from the sun and doors opening to the man cave with electric heating and stunning views over the gardens and countryside beyond.



Floorplan



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.

Copyright V360 Ltd 2025 | www.houseviz.com

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Hundon, Suffolk

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.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

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

COUNCIL TAX BAND: E. £2,741,44 per annum.

PROPERTY POSTCODE: CO10 8EE.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 80 mpbs download, up to 20 mpbs upload. Telephone 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 telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

DC/19/1111/HH Householder Planning Application - (i) loft conversion to create habitable rooms (ii) 2no. dormer window on rear elevation and (iii) detached garage (following demolition of existing shed)

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: To keep/maintain or repair the fence on the north and west side of the land.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

Scan QR code for online details





Bury St Edmunds
01284 725525
bury@davidburr.co.uk

Holiday lets
01787 888698
support@davidburrholidaylets.co.uk

Newmarket
01638 669035
newmarket@davidburr.co.uk

Castle Hedingham
01787 463404
hedingham@davidburr.co.uk

Leavenheath
01206 263007
leavenheath@davidburr.co.uk

Woolpit
01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk