

DAVID
BURR



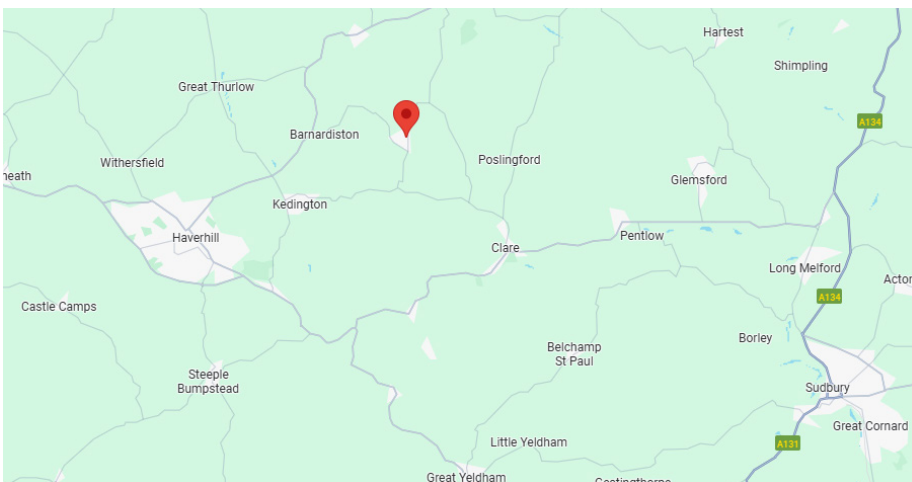
Green Tye

Hundon, Suffolk

Green Tye

North Street, Hundon, Suffolk

A charming detached period property centrally situated in this sought after Suffolk village within a short walk of the amenities, backing onto public recreational grounds. The property enjoys a range of character features complimented by modern luxuries whilst enjoying generous circa. 2,163 sq.ft of living accommodation.



- A charming four bedroom period property
- Character features complimented by modern luxuries
- Circa. 2,163 sq.ft of living accommodation
- Situated in a much sought after Suffolk village
- Short walk to the local amenities
- Backing onto public recreational grounds
- Off-road parking and turning for multiple vehicles

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk



INTERIOR

Entrance into HALLWAY with tiled flooring, staircase leading to the first floor with storage beneath and an opening through to the STUDY AREA with plenty of space for a desk or alternatively a piano, shoe cupboard with water softener, exposed beams and door to the OFFICE with part-panelled walls, fitted shelving, outlook to the side and exposed beams. Located off the Study Area is a doorway opening into an INNER HALLWAY with brick tiled flooring, exposed beams and an opening through to the DINING ROOM a charming reception room with exposed beams, brick fireplace with a brick tiled hearth, a recessed area currently utilised for a desk, storage cupboards and outlook to the side. SITTING ROOM a charming reception room with generous ceiling height, triple aspect windows, inglenook fireplace with a log burning stove inset upon a brick hearth and the original front door. KITCHEN/BREAKFAST ROOM comprising an range of wall and base units under worktop with 1.5 bowl ceramic sink inset, space and plumbing for a dishwasher, fridge/freezer and range style cooker. Preparation island, outlook to the rear and plenty of space for breakfast table and chairs, tiled flooring and French doors leading out. UTILITY ROOM with further space and plumbing for a washing machine and tumble dryer, stainless steel sink, worktop, large storage cupboard, tiled flooring and door leading out. SHOWER ROOM with shower cubicle, WC, wash hand basin and heated towel rail.



FIRST FLOOR

The property enjoys FOUR generous BEDROOMS all with built-in wardrobes and storage, with two double bedrooms enjoying an outlook to the rear over the gardens and public recreational grounds. The prominent Master Bedroom which is generous in size and enjoys a range of built-in wardrobes, eaves storage and outlook to the front. BATHROOM a well appointed bathroom comprising a panelled bath with shower attachment over, WC, bidet, pedestal sink unit, roof window and eaves storage.



DAVID
BURR

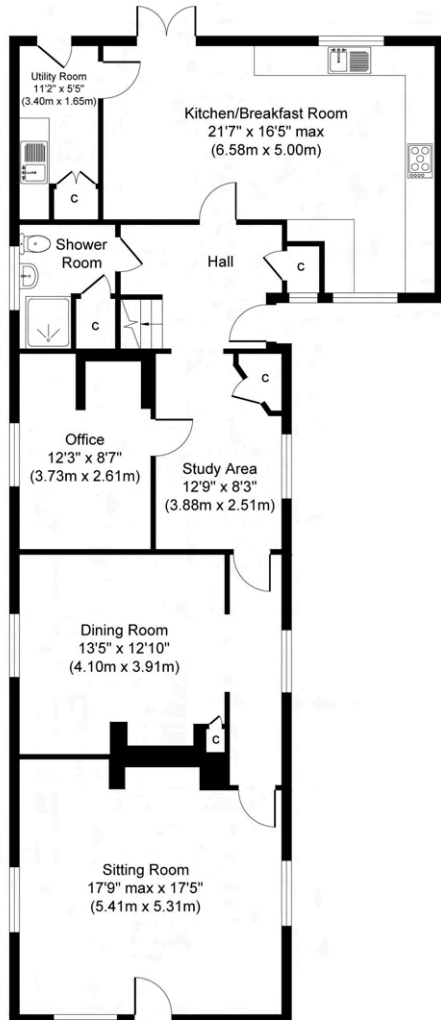
Telephone 01787 277811
Email clare@davidburr.co.uk

EXTERIOR

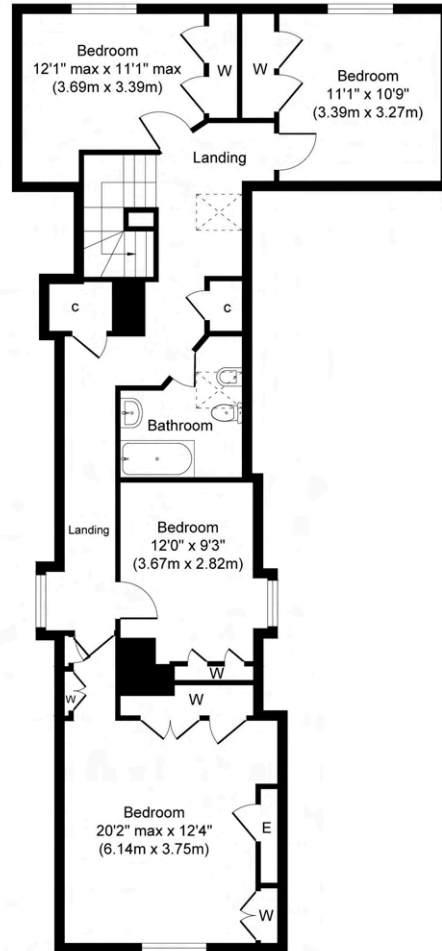
The property is approached via a gravel driveway providing parking and turning for multiple vehicles. The mature front gardens feature an area of traditional lawn interspersed with mature trees and hedging with access via the side of the property to the rear garden with expansive paved dining terrace separated from the traditional lawn by mature flowerbed with an arbor and interspersed with mature trees and raised beds and enjoys a large GARDEN SHED, LOG STORE and gate leading directly onto the public recreation ground.



Floorplan



Ground Floor
Approximate Floor Area
1235 sq. ft
(114.80 sq. m)



First Floor
Approximate Floor Area
928 sq. ft
(86.20 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.

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 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.



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

COUNCIL TAX BAND: D. £2,243 per annum.

PROPERTY POSTCODE: CO10 8EE.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

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:
None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: will not at anytime apply for a licence or licences for the sale of intoxicating liquors on the property or allow any intoxicating liquors to be sold thereon at anytime hereafter or carry on thereon the business or any of the businesses of a licensed victualler.

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