

DAVID
BURR



Pipits Hill

Hundon, Suffolk

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Kedington Road, Hundon, Suffolk

This impressive seven bedroom detached family home is situated in a quiet location along the edge of this sought after Suffolk village. The property enjoys a generous plot with gated access, off-road parking and turning for multiple vehicles, generous wrap around gardens, a tennis court and Annexe potential (subject to the necessary planning consents). In all about 1.22 acres.



- Seven bedroom detached family home
- Situated in a quiet semi-rural Suffolk village location
- Gated access, off-road parking and turning for multiple vehicles
- Generous gardens with views over open countryside
- Tennis Court
- Annexe potential (subject to the necessary planning consents)



INTERIOR

Entrance via the ENTRANCE HALLWAY a light and bright entrance hall with closed storage cupboards and picture window to the side aspect, electric storage heater, tiled flooring and doors off to LIVING/DINING ROOM with dual aspect windows to the side and rear, multi-fuel wood burner set upon a quarry tiled hearth, French doors lead through to the GARDEN ROOM with further French doors leading out to the garden. KITCHEN/BREAKFAST/LIVING ROOM comprehensively fitted with a range of wall and base units under worktop with stainless steel sink inset. Integrated appliances include a NEFF ceramic hob with extractor hood over, space and plumbing for a dishwasher, space for a fridge/freezer. An opening leads through to the Breakfast/Living Area which is a light and spacious reception room with vaulted ceiling, tiled flooring, underfloor heating, woodburner set upon a quarry tiled hearth and French doors leading out to the garden. Door to UTILITY ROOM with a further range of wall and base units under worktop with stainless steel sink inset, space and plumbing for a washing machine, space for a tumble dryer, underfloor heating, window to the rear aspect and door to the rear leading out to the garden. SHOWER ROOM stylishly fitted to include a walk-in shower, vanity sink unit, WC and heated towel rail. OFFICE/STUDY with window to the front aspect. CLOAKROOM with WC, vanity sink unit and heated towel rail. ANNEXE/FAMILY ROOM a further generous light and airy room with French doors to the side and rear aspect, tiled floors, underfloor heating and stairs rising to the first floor principle bedroom.



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INTERIOR

FIRST FLOOR

Stairs rise to the first floor LANDING with storage cupboard and doors to rooms off. The First Floor provides FIVE BEDROOMS the Principal of which comprises a staircase leading to the ANNEXE ACCOMMODATION with En-Suite comprising a walk-in shower, WC, vanity sink unit and Velux window, dual aspect windows, fitted wardrobes and double doors leading to the balcony with views of the gardens to the rear and open countryside beyond. FAMILY BATHROOM comprising a double shower enclosure, vanity sink unit, WC and heated towel rail.

SECOND FLOOR

LANDING with Velux window and doors to BEDROOM FOUR featuring two Velux windows, window to the side aspect and eaves storage cupboard. BEDROOM SIX with Velux window. FAMILY BATHROOM comprising a corner bath suite, vanity sink unit, WC, heated towel rail and Velux window.



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EXTERIOR

The property is approached via a gated access to a gravelled parking area with plenty of parking and turning for multiple vehicles. An access to the side provides further access to the garden to the rear. The rear gardens are expansive and mainly laid to lawn interspersed with a variety of mature shrubs and trees together with a gravelled seating area with views over the open countryside beyond. To the far rear of the garden is a TENNIS COURT a fully refurbished tennis court. The Garden Room is located to the side of the property whilst further outbuildings include a green house and storage shed.



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.

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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 private drainage. Mains electricity connected. Oil-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: G. £3,738.33 per annum.

PROPERTY POSTCODE: CO10 8DS.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 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: A covenant is in place with the neighbouring landowner to forever maintain a stock proof fence.

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.

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