

DAVID
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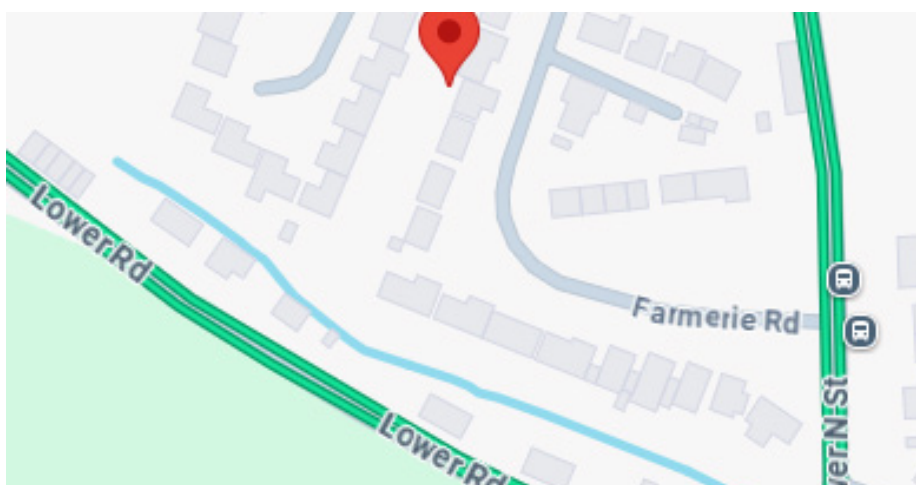
61 Farmerie Road

Hundon, Suffolk

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Hundon, Suffolk CO10 8HA

A spacious two bedroom detached bungalow situated within a popular village location, within walking distance of the local amenities. The property further benefits from off-road parking, single garage and good sized gardens to the front and rear.



- Spacious detached bungalow
- Two bedrooms
- Popular village location
- Walking distance to local amenities
- Off-road parking
- Single garage
- Good sized gardens to front and rear

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Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

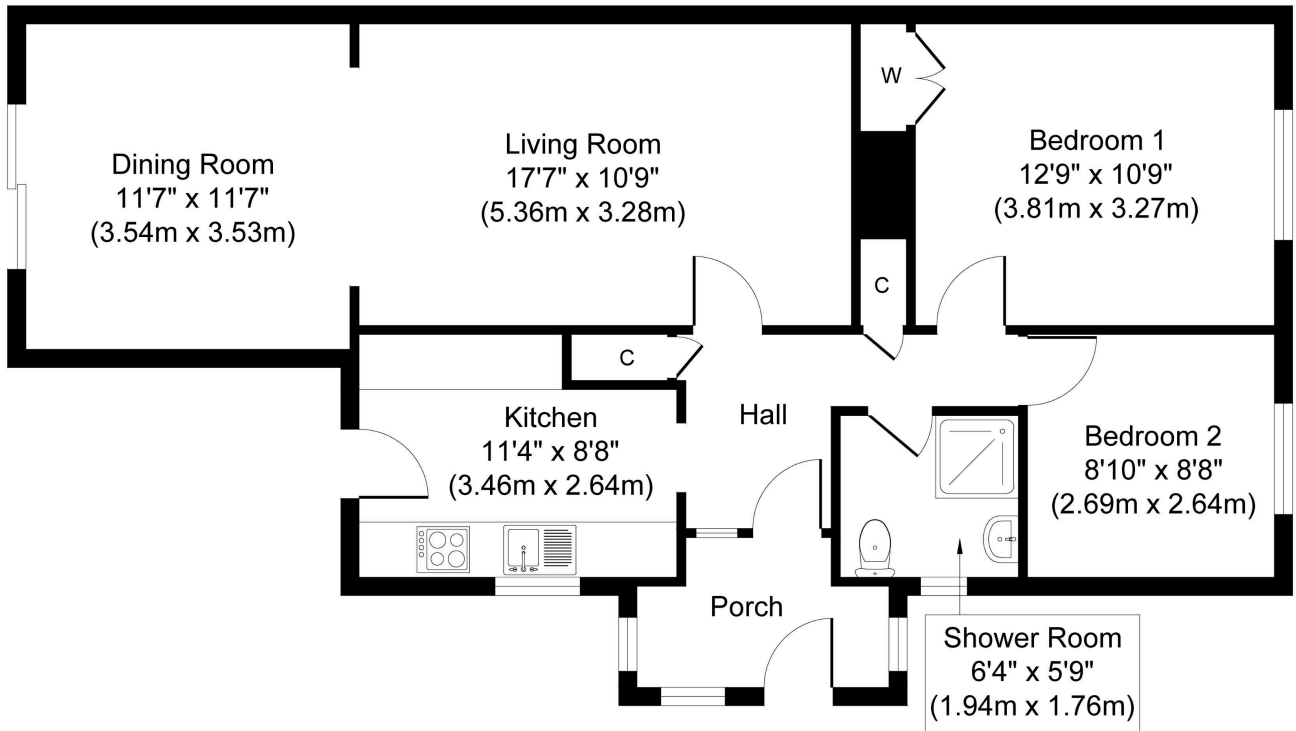
Entrance via PORCH into HALLWAY with storage cupboards and rooms off. KITCHEN comprising a range of wall and base units over worktop with a 1.5 bowl stainless steel sink inset. Integrated appliances include a four ring electric hob and oven, whilst there is space and plumbing for a washing machine, dishwasher, fridge/freezer. Partly tiled walls and tiled flooring. Door to rear. LIVING ROOM a spacious open-plan reception room with opening leading through to the DINING ROOM with plenty of space for dining table and chairs with patio doors to the terrace. BEDROOM 1 with fitted wardrobes and cupboards, window to the side aspect. BEDROOM 2 with window to the side aspect. SHOWER ROOM comprising WC, pedestal sink and enclosed shower. Extensively tiled walls.



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Floorplan



Approximate Floor Area
820 sq. ft
(76.16 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.

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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. 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: C. £1,993.78 per annum.

PROPERTY POSTCODE: CO10 8HA.

EPC: Band D.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes Speed up to 47 mpbs download, up to 8 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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None known.

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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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