

DAVID
BURR



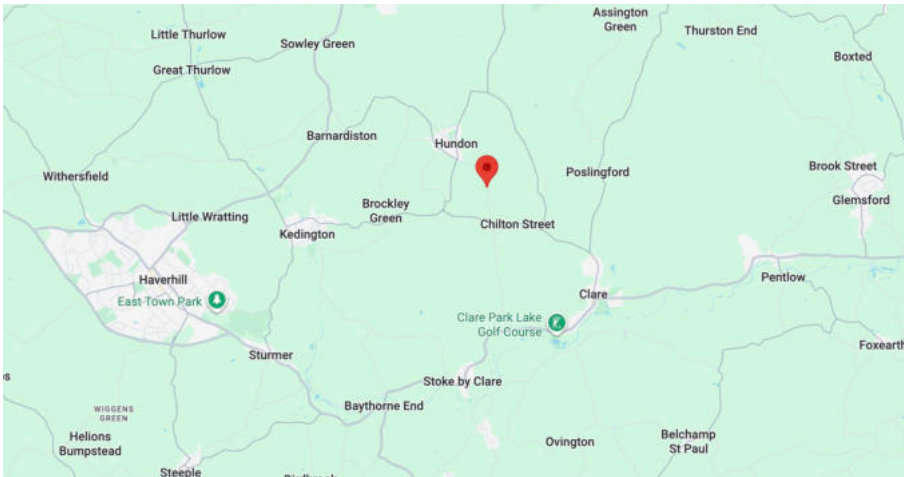
4 Steeplechase

Hundon, Suffolk

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Hundon, Suffolk CO10 8EN

A beautifully presented three-bedroom cottage, recently renovated and extended, occupying a quiet no-through road position surrounded by farmland. The property combines period charm with a tasteful finish throughout and benefits from off-road parking and a generous garden.



- Beautifully presented cottage
- Quiet no-through road position
- Extended and tastefully modernised
- Three bedrooms
- Off-road parking
- Large garden with decking and patio area

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INTERIOR

Entrance into a welcoming ENTRANCE PORCH with built-in storage cupboards. A charming SITTING ROOM featuring herringbone oak parquet flooring, exposed beams, a log-burning stove set on a brick hearth, window shutters and an exposed brick feature wall. A door leads to KITCHEN/DINING ROOM a stunning open-plan room that has been tastefully extended to provide a bright and airy family entertaining area, ideal for modern living. The bespoke fitted kitchen features a range of wall and base units under a granite worktop with Butler sink. Integrated appliances include a Smeg cooker, dishwasher and fridge/freezer. Bi-fold doors open directly to the rear garden.

FIRST FLOOR

The property offers THREE double BEDROOMS, including a principal bedroom with exposed beams, part-vaulted ceiling, and dual aspect windows. A second double bedroom enjoys views over the rear garden, while a third bedroom overlooks the front. The FAMILY BATHROOM features a freestanding bath with ball and claw feet, separate tiled shower cubicle and pedestal sink, WC and extensively tiled walls.



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EXTERIOR

To the front of the property, there is off-road parking for multiple vehicles and a private side passage providing additional storage and access to the expansive rear garden, which enjoys decked and paved dining terraces immediately adjacent the rear of the property, ideal for entertaining. Areas of traditional lawn, mature tree and hedge borders, backing onto countryside.



Floorplan



Ground Floor
Approximate Floor Area
578 sq. ft
(53.69 sq. m)



First Floor
Approximate Floor Area
421 sq. ft
(39.13 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 offering a public house, parish church, village shop, and primary school. The historic small town of Clare is about 3½ miles to the south and provides a good range of everyday amenities, while Haverhill (7 miles) and Sudbury offer a wider selection of shops and leisure facilities.

Material Information

SERVICES: Mains water and main drains. 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: B. £1,744.56 per annum.

PROPERTY POSTCODE: CO10 8EN.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

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.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS:

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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