



Mill Road, Hundon, CO10 8EG

CHEFFINS

Mill Road

Hundon,
CO10 8EG

- Potential Annexe
- Double Length Garage and Driveway
- Four Bedrooms
- Generous Rear Garden
- Utility/Kitchenette
- Two Bathrooms
- Freehold
- EPC Rating D

A charming four bedroom detached family home, within commutable distance of Cambridge on the edge of the sought after village of Hundon. Benefitting from open field views to the front aspect. Internally the property benefits from a superb kitchen diner with built in AEG appliances, 4 bedrooms, 2 reception rooms and the potential for multigenerational living with an annexe on the side of the property including a kitchenette, living room, bedroom and shower room. To the rear, there is a superb south facing mature garden backing onto the village playing fields. (EPC Rating D)

4 2 3

Guide Price £495,000





LOCATION

The charming and picturesque village of Hundon with its highly regarded primary school, public house and village shop is located approximately six miles North East of the thriving market town of Haverhill and is within easy reach of the A143 providing access to Bury St Edmunds. Cambridge is approximately 22 miles distant, M11 (15 miles approx), Saffron Walden (18 miles approx).

GROUND FLOOR

ENTRANCE HALL

WC

Two piece suite comprising of vanity hand wash basin, low level wc, obscure window.

KITCHEN/DINER

6.65m x 4.42m (21'9" x 14'6") Fitted with a range of matching base and eye level units, one and half bowl ceramic sink, AEG oven, AEG four ring hob with extractor over, plumbing for dishwasher, water softener, space for fridge/freezer, dual aspect window, door to side, door to storage cupboard.

LIVING ROOM

6.71m x 3.61m (22'0" x 11'10") Dual aspect windows, two radiators, CLEARVIEW wood burner, with a multifuel grate, door to garden, door to:

STUDY/POTENTIAL ANNEXE SITTING ROOM

2.92m x 2.77m (9'6" x 9'1") Window, radiator, door to storage cupboard, door to:

UTILITY/POTENTIAL KITCHENETTE

3.61m x 2.77m (11'10" x 9'1") Matching base and eye level units, stainless steel sink, plumbing for washing machine, space for fridge/freezer, door to garden, stairs to:

FIRST FLOOR POTENTIAL ANNEXE

BEDROOM FOUR

3.99m x 2.77m (13'1" x 9'1") Window, radiator.

SHOWER ROOM

Three piece suite comprising of shower enclosure, pedestal wash hand basin, low wc, radiator, window.

FIRST FLOOR

Airing Cupboard with electrical immersion heater.

BEDROOM ONE

4.52m x 3.51m (14'9" x 11'6") Window, radiator, fitted wardrobe, eaves storage.

BEDROOM TWO

3.63m x 2.72m (11'10" x 8'11") Window, radiator.

BEDROOM THREE

2.82m x 2.64m (9'3" x 8'7") Window, radiator.

BATHROOM

Three piece suite comprising of panelled bath, hand wash sink unit, low wc, obscure window, heated towel rail.

DOUBLE LENGTH GARAGE

Up and over door with power and lighting connected.

OUTSIDE

The standout feature of the property is the stunning south facing rear garden which extends to approx. 80ft in length. Partially laid to lawn, there are mature specimen and fruit trees, borders and a raised bed containing choice and labelled alpines, and a mature vegetable patch with raised beds. The bottom of the garden is a nature conservation area. In addition, there is a large timber potting shed with power

connected, log store, and coal bunker. There is also a 10'0" x 8'0" aluminium glasshouse with power, also included is staging and a heated propagation bench. A side access gate leads to the front of the property, there is a door to the garage and the garden is enclosed by timber fencing.

The lawned front garden has a circular alpine feature which also contains named specimen plants and a mature Magnolia underplanted with Hellebores and Galanthus.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

This property is oil central heating.

VIEWINGS

By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





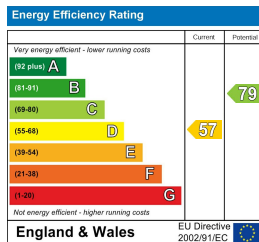


Approximate Gross Internal Area 1572 sq ft - 146 sq m

Ground Floor Area 860 sq ft – 80 sq m

First Floor Area 712 sq ft – 66 sq m

Garage Area 185 sq ft – 17 sq m



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Tenure – Freehold

Council Tax Band – E

Local Authority – West Suffolk



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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