

DAVID
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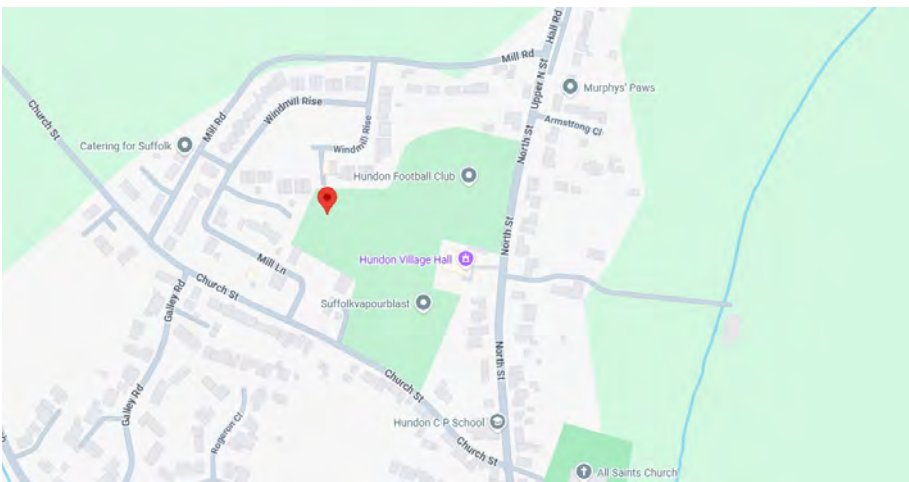
31 Windmill Rise

Hundon, Suffolk

31 Windmill Rise

Hundon, Sudbury, Suffolk

This two bedroom semi-detached bungalow is located in a quiet village location with a range of amenities and is situated opposite a charming greensward with off-road parking for multiple vehicles, garage and generous gardens.



- Two bedroom semi-detached bungalow
- Situated in a quiet village location
- Off-road parking for multiple vehicles
- Garage
- Generous gardens
- Field views

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Telephone 01787 277811
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INTERIOR

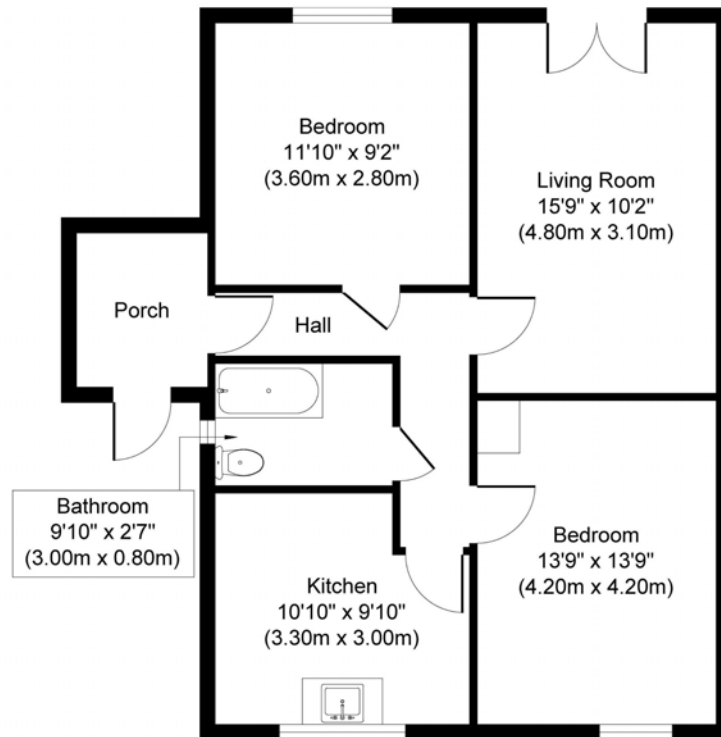
Entrance into HALLWAY with plenty of space for coats and shoes. BEDROOM 2/OFFICE with window to the rear aspect, overlooking the garden and fields beyond. SITTING ROOM a generous reception room with French doors leading out onto the terrace, with views over the gardens and fields to the rear. BEDROOM 1 a generous bedroom with storage and views out to the front. KITCHEN comprising a range of wall and base units over worktop with stainless steel sink and window to the front aspect. Appliances include a BEKO electric cooker. BATHROOM with WC, shower and wash hand basin.



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Floorplan



Approximate Floor Area
675 sq. ft
(62.75 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 mains drainage. Mains electricity connected. Oil-fired heating and solar panels. 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. £2, 090.20 per annum.

PROPERTY POSTCODE: CO10 8EQ.

EPC: Band TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 76 mpbs download, up to 18 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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