



17 Farmerie Road, Hundon, Sudbury, CO10 8HA

£420,000

- Substantial Four/Five Bedroom Bungalow
- Impressive 31ft Kitchen/Dining Room
- Generous Driveway Parking
- Approximately 1,289 Sq Ft
- Spacious Dual Aspect Sitting Room
- Established Private Rear Garden
- Versatile Fifth Bedroom/Breakfast Room
- Modern Shower Room & Separate WC
- Popular Suffolk Village Location

17 Farmerie Road, Sudbury CO10 8HA

SUBSTANTIAL FOUR/FIVE BEDROOM BUNGALOW IN THE POPULAR SUFFOLK VILLAGE OF HUNDON

Offering an impressive amount of single-storey accommodation extending to approximately 1,289 sq ft, this substantial bungalow features four generous double bedrooms together with a versatile breakfast room/fifth bedroom. The property also boasts an excellent 31ft kitchen/dining room, spacious dual aspect sitting room and modern shower room with separate WC. Outside, there is generous off-road parking to the front and a particularly good-sized, established rear garden offering an excellent degree of privacy.



Council Tax Band: D



Hundon

Hundon, a charming village in Suffolk, boasts a delightful mix of traditional and modern properties, perfectly situated near the bustling market town of Clare and within easy reach of Bury St Edmunds, Haverhill, and Newmarket. Cambridge is also conveniently accessible for commuters. The village offers a range of amenities, including a local shop, a highly esteemed Primary School, two welcoming pubs, and a myriad of footpaths through the stunning surrounding countryside.

Ground Floor

Porch

Entrance door opening into the porch with further door leading into the entrance hall.

Entrance Hall

A welcoming central entrance hall providing access to the principal living accommodation and bedrooms, with wood effect flooring continuing through much of the property.

Sitting Room

5.39m (17'8") x 3.91m (12'10")

An excellent-sized and particularly bright dual aspect reception room, with large windows to the front and side aspects allowing plenty of natural light into the room. A feature fireplace with inset fire creates an attractive focal point, complemented by wood effect flooring and radiator.

Kitchen/Dining Room

9.45m (31') x 2.49m (8'2")

A superb 31ft kitchen/dining room providing a wonderfully sociable space with clearly defined areas for cooking and dining. The kitchen is fitted with an extensive range of contemporary high-gloss base and eye level units complemented by wood effect work surfaces and tiled splashbacks. Appliances include a fitted electric fan assisted oven and built-in hob, together with plumbing and space for a washing machine, plumbing for a dishwasher and space for a fridge/freezer. The generous dining area comfortably accommodates a substantial dining table and chairs, while windows to the front, side and rear aspects create a light and airy feel. Further fitted storage cupboards, radiators and wood effect flooring.

Breakfast Room / Bedroom 5

3.09m (10'2") x 2.99m (9'10")

A particularly versatile room currently arranged as an additional sitting/breakfast room, creating an attractive place to relax with views and direct access onto the rear garden

through large sliding patio doors. Equally suitable for use as a fifth bedroom if required, with wood effect flooring and radiator.

Bedroom 1

3.96m (13') x 3.35m (11')

A generous double bedroom enjoying a large window to the rear aspect with an attractive outlook over the garden. There is ample room for a good range of freestanding bedroom furniture, together with radiator and wood effect flooring.

Bedroom 2

4.27m (14') x 3.04m (10')

An impressive and particularly spacious double bedroom with a large window to the front aspect providing plenty of natural light. The generous proportions provide ample space for bedroom furniture as well as an additional seating area, with radiator and wood effect flooring.

Bedroom 3

3.26m (10'9") x 3.09m (10'2")

Another well-proportioned double bedroom with a wide window overlooking the rear garden. Offering plenty of space for freestanding bedroom furniture, with radiator and wood effect flooring.

Bedroom 4

3.04m (10') x 2.34m (7'8")

A versatile fourth bedroom currently arranged as a home office, making it ideal for those looking to work from home while remaining comfortably proportioned for use as a bedroom. Window to the front aspect, radiator and wood effect flooring.

Shower Room

A smart modern shower room finished with extensive contemporary tiling and fitted with a three-piece suite comprising a generous walk-in shower with glazed screen and fitted shower, low-level WC and wash hand basin incorporated within a useful vanity and storage unit. Heated chrome towel rail, recessed ceiling lighting and window to the rear aspect.

Separate WC

A useful additional cloakroom fitted with a two-piece suite comprising vanity wash hand basin with mixer tap and low-level WC, together with radiator and window to the rear aspect.

Outside

To the front, the property is approached via a substantial block paved driveway providing generous off-road parking for several vehicles. Established shrubs and planting soften the frontage, with gated pedestrian access leading through to the rear garden.

The property enjoys a particularly generous and established rear garden, offering an excellent degree of privacy with mature trees, hedging and planting forming an attractive natural backdrop. A paved patio adjoining the bungalow provides an ideal space for outside dining and entertaining, with the remainder of the garden predominantly laid to lawn and complemented by well-stocked beds and borders containing a variety of mature shrubs and plants. A timber summerhouse provides an attractive addition to the garden, together with further useful garden storage.

Viewings

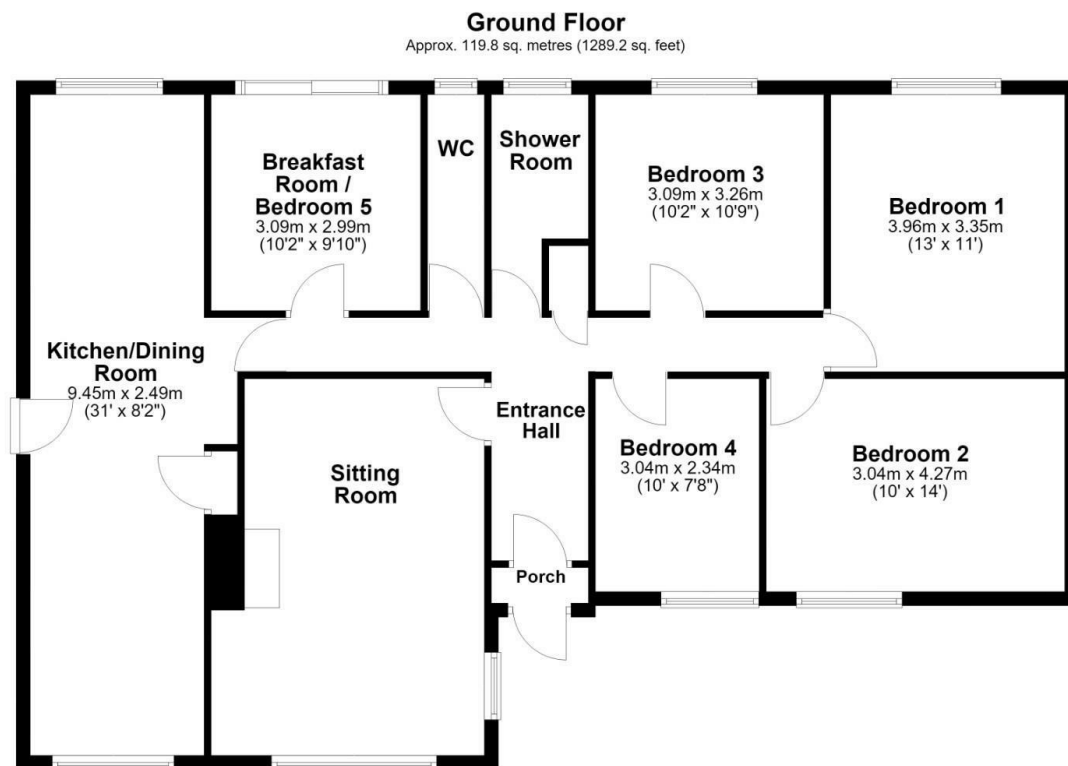
By appointment with the agents.

Special Notes

1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
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.







Total area: approx. 119.8 sq. metres (1289.2 sq. feet)

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

