



JAMIE WARNER  
— ESTATE AGENTS —



## Jopake North Street, Hundon, Sudbury, CO10 8EE

£375,000

- Generous detached bungalow
- Three comfortable bedrooms
- Double garage/workshop
- Backs onto village green
- Sitting + dining areas
- Generous overall plot
- Central village location
- Separate study space
- Potential to extend (stp)

# Jopake North Street, Sudbury CO10 8EE

CENTRALLY LOCATED BUNGALOW BACKING ONTO VILLAGE GREEN

Beautifully positioned in the heart of the village, this well-proportioned three-bedroom bungalow enjoys an enviable outlook backing directly onto the green and is just a short walk from the village hall and convenience store. The layout includes a welcoming sitting room with dining area, study, practical kitchen and three comfortable bedrooms. Outside, the generous rear garden offers wonderful openness, complemented by a substantial garage/workshop — accessed via double timber gates leading through from the driveway — along with a front lawn and driveway. A superb opportunity to personalise and create a wonderful long-term home in a sought-after semi-rural setting.



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.

### Entrance Hall

A welcoming entrance with generous circulation space, featuring a loft hatch with drop-down ladder. The loft is fully boarded and benefits from lighting, providing excellent additional storage.

Sitting Room — 4.79m (15'9") x 3.66m (12')

A wonderfully comfortable reception space with a front aspect. A living flame-effect fireplace set within a stone surround creates an inviting focal point, while the open-plan arrangement flows effortlessly into the dining area.

Dining Area — 3.65m (12') x 2.23m (7'4")

A bright and social space with side window and patio doors that lead directly outside — ideal for relaxed dining or morning coffee.

Study — 3.21m (10'6") x 2.23m (7'4")

A peaceful rear-facing room, well suited as a home office, hobby space or quiet reading nook. Radiator.

Kitchen — 3.16m (10'4") x 2.23m (7'4")

A practical kitchen arranged with matching base and eye-level units and rounded worktops. Includes stainless-steel sink with mixer tap, plumbing for washing machine, and space for fridge/freezer and cooker. A rear window draws in natural light.

Bedroom 1 — 3.94m (12'11") x 3.70m (12'2")

A well-proportioned double bedroom featuring a charming bay-style window to the front, bringing in lovely natural light. Built-in double cupboard and radiator.

Bedroom 2 — 3.70m (12'2") x 2.94m (9'8")

A comfortable double with window to the side and built-in double cupboard — ideal as a guest suite or dressing room.

Bedroom 3 — 4.47m (14'8") x 2.56m (8'5")

A versatile bedroom with a bay-style window to the front, providing an attractive focal feature. Further side window.

### Shower Room

Beautifully finished with a modern three-piece suite including double shower enclosure with electric shower and glass screen, vanity basin with mixer tap, low-level WC and heated towel rail. Fully tiled walls complete the contemporary look.

### Outside Front

Set behind a low brick wall, the frontage features a gently rising lawn with a central pathway leading to the entrance. A block-paved driveway runs along the side, providing practical access towards the rear.

### Rear Garden

The property enjoys a wonderfully generous rear garden — a true highlight of the home — offering excellent space for both relaxation and recreation. A paved seating area sits just beyond the bungalow, providing an ideal spot for alfresco dining or morning coffee, while the lawn stretches out towards the village green, creating a rare sense of openness.

Toward the head of the garden sits the substantial garage/workshop — 5.88m (19'4") x 4.72m (15'6"), offering excellent versatility for hobbies, storage or creative use. Double timber gates from the driveway provide vehicular access to this space. A timber shed offers additional storage.

Overall, the outside space strikes a lovely balance of size, seclusion and countryside feel — ideal for families, gardeners and anyone seeking a peaceful semi-rural lifestyle.

### 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.





**Ground Floor**  
Approx. 99.3 sq. metres (1069.3 sq. feet)



Total area: approx. 99.3 sq. metres (1069.3 sq. feet)



## Viewings

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC