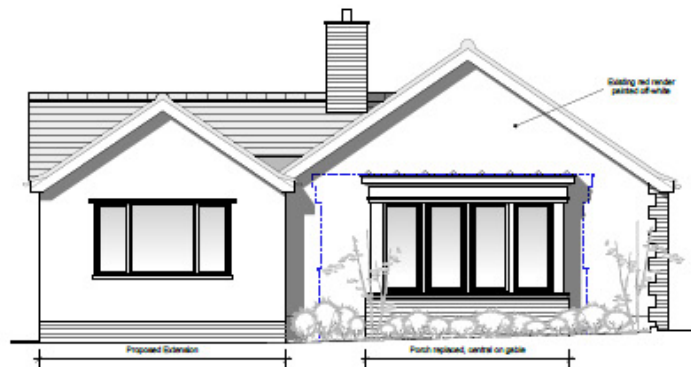
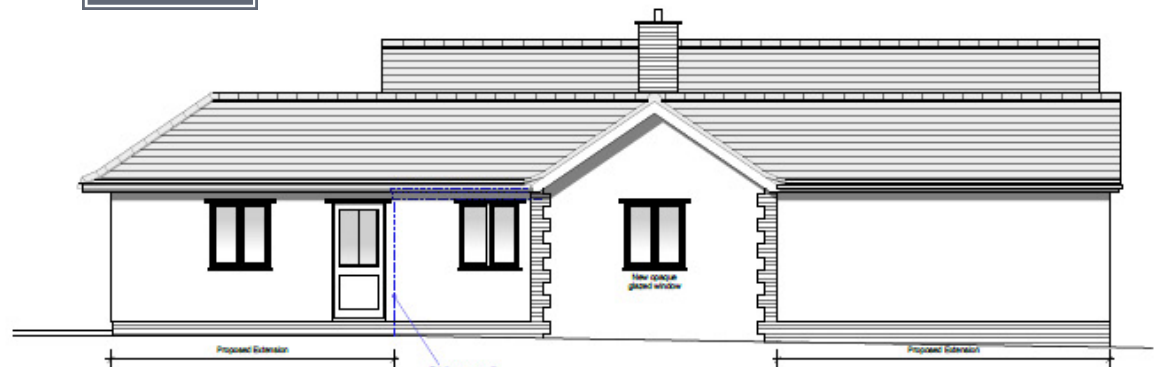


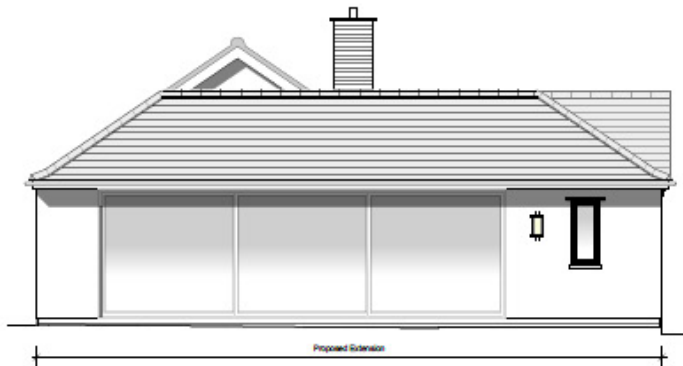
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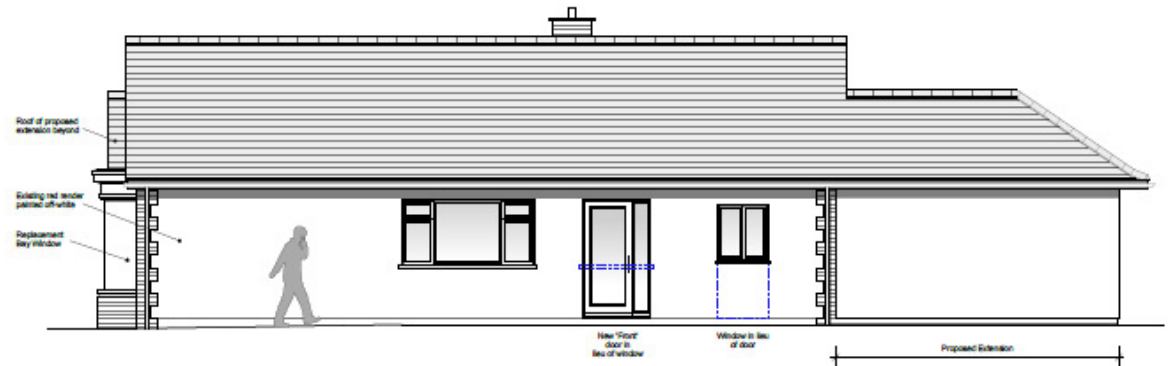
Proposed Front (East) Elevation
Scale 1:50 @ A1/ 1:100 @ A3



Proposed Side (South) Elevation
Scale 1:50 @ A1/ 1:100 @ A3



Proposed Rear (West) Elevation
Scale 1:50 @ A1/ 1:100 @ A3



Proposed Side (North) Elevation
Scale 1:50 @ A1/ 1:100 @ A3

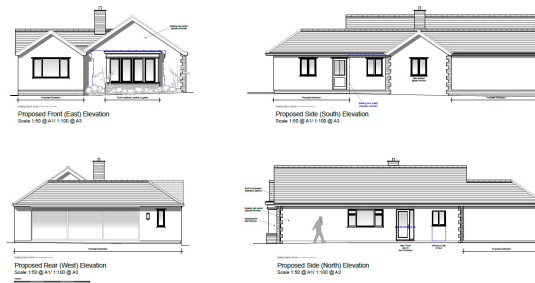
Jopake

Hundon, Suffolk

Jopake

North Street, Hundon, Suffolk CO10 8EE

A well proportioned three bedroom detached bungalow situated within an enviable outlook, backing directly onto the village green and within walking distance to the village amenities. The property further benefits from existing planning consent to create a single storey side and rear extension.



- Planning consent to create a single storey side and rear extension
- A well proportioned three bedroom detached bungalow
- Situated within an enviable outlook and backing directly onto the village green
- Within walking distance of the village amenities
- Off-road parking for multiple vehicles
- Single garage/workshop

INTERIOR - EXISTING

Entrance via a HALLWAY with access to the loft space and doors off. SITTING ROOM/DINING AREA an spacious open-plan reception room with feature fireplace and window to the front aspect. An opening leads to the Dining Area, with doors opening out to the garden. STUDY with window to the rear aspect. KITCHEN comprising a range of wall and base units under worktop with stainless steel sink inset. Space and plumbing for a washing machine, fridge/freezer and cooker. BEDROOM 1 a double bedroom with built-in storage cupboard. Bay window to the front aspect. BEDROOM 2 a further double bedroom with built-in storage cupboard and window to the side. SHOWER ROOM comprising a modern suite, consisting of a double shower enclosure, vanity sink unit, WC, heated towel rail and extensively tiled walls.

EXTERIOR

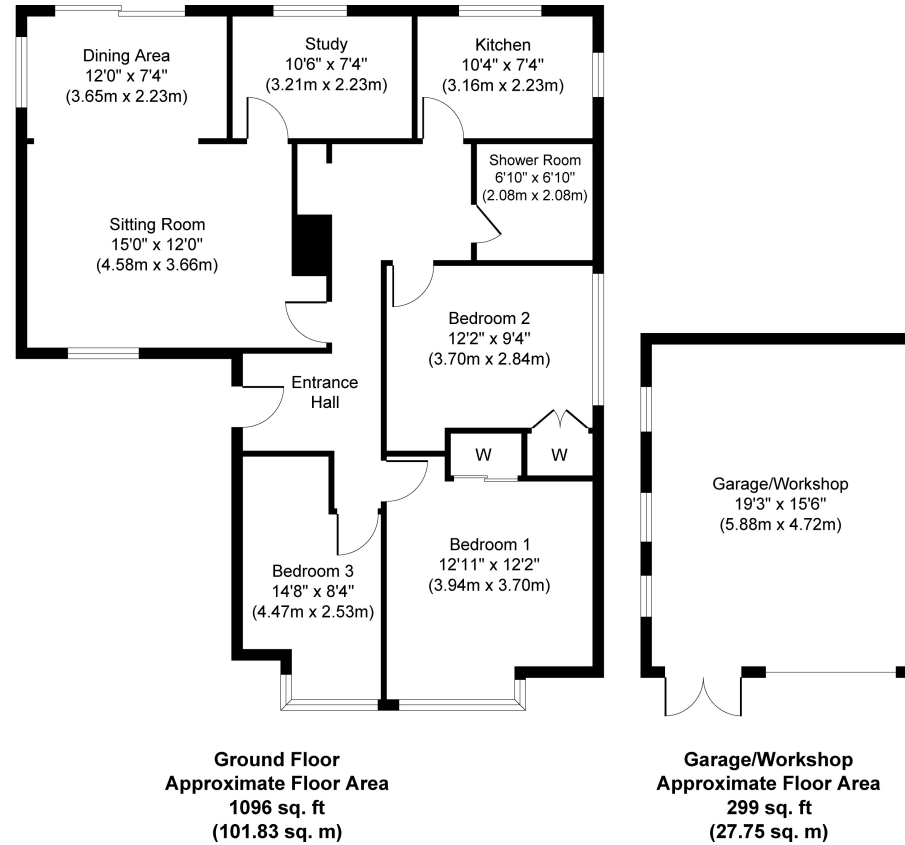
Outside the property enjoys parking for multiple vehicles and a generous rear garden which is mainly laid to lawn. Garage/workshop. Agent's Note: Planning Permission has been obtained also for the removal of an Ash Tree close to the rear boundary.



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Floorplan - Existing

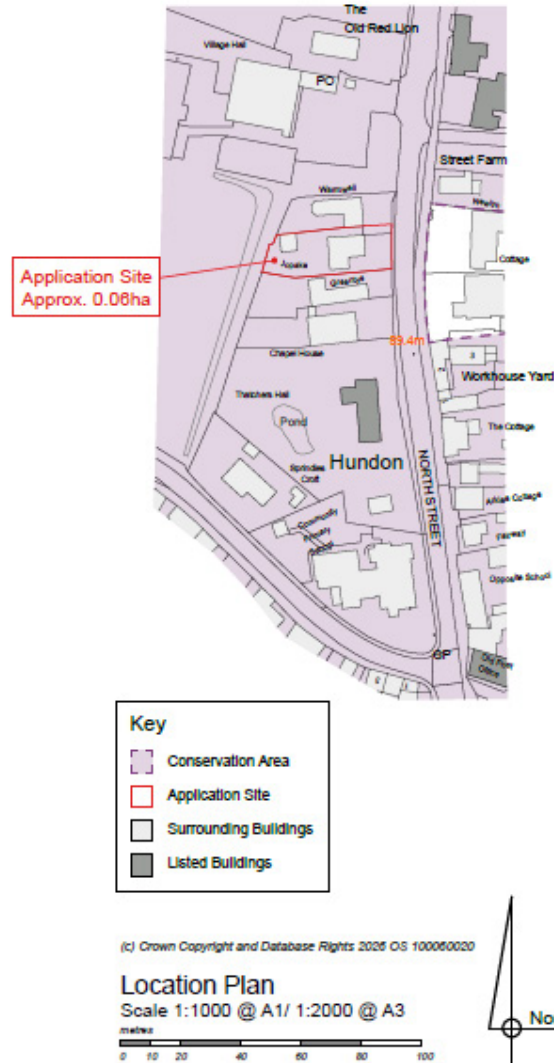


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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PLANNING PERMISSION

The property currently situated on the site has obtained Planning Permission for single storey side and rear extensions. The replacement of the front bay window and existing painted render. West Suffolk Council Planning Reference: DC/26/1054/HH.

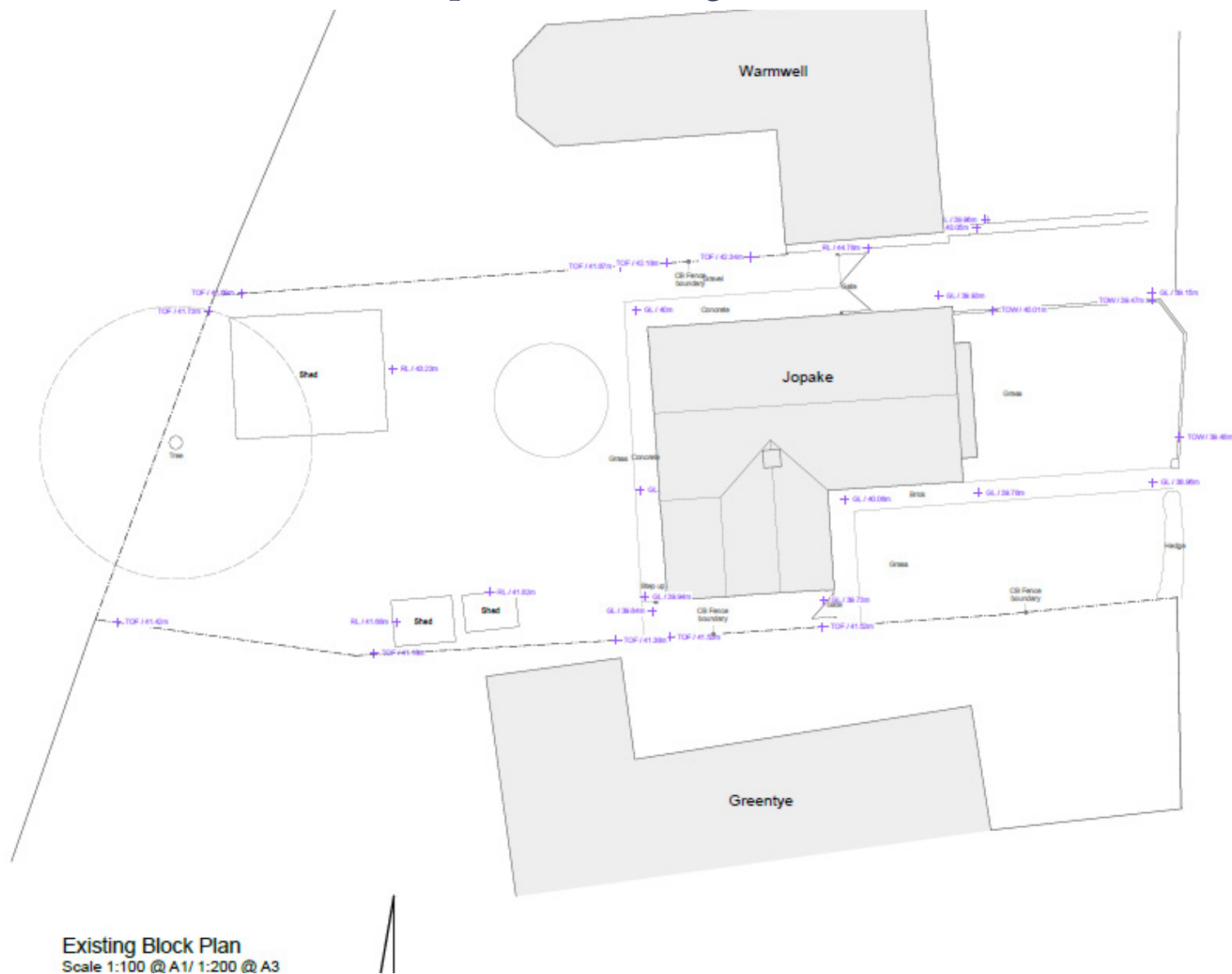
The existing Planning Permission incorporates an open-plan Kitchen with pantry and store/Family/Dining Room with separate Utility Room and Sitting Room, together with three generous bedrooms/Home Office, including an impressive master suite with a Dressing Room, En-Suite Shower Room and family Bathroom.

Outside the property enjoys parking for multiple vehicles and a generous rear garden which is mainly laid to lawn. Agent's Note: Planning Permission has been obtained also for the removal of an Ash Tree close to the rear boundary.

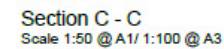
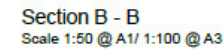
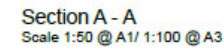
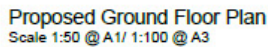
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Blockplan - Planning Permission



Floorplan - Planning Permission



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. Gas-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: D. £2,351.47 per annum.

PROPERTY POSTCODE: CO10 8EE.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 66 mpbs download, up to 14 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:

The property currently situated on the site has obtained Planning Permission for single storey side and rear extensions. The replacement of the front bay window and existing painted render. West Suffolk Council Planning Reference: DC/26/1054/HH.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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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