



North Street, Hundon, CO10 8EE

CHEFFINS

## North Street

Hundon,  
CO10 8EE

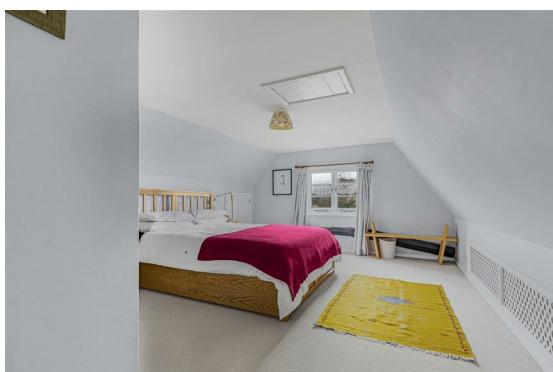
- Village Location
- Charming Period Property with Character Features
- Off-Road Parking for Multiple Vehicles
- Backing Onto Public Recreational Grounds
- Kitchen/Diner
- Four Bedrooms
- Ground and First Floor Bathrooms
- Office
- Utility
- Freehold

An appealing detached period property located in a sought after Suffolk village of Hundon, backing onto public recreational grounds. The property benefits from versatile accommodation throughout, and has the ideal blend of character and contemporary design. A picturesque family home that is a must view.

4 2 3

Guide Price £640,000





## 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).

**ENTRANCE HALL**

Tiled Flooring. Staircase Leading to First Floor.

**KITCHEN/DINER**

Wall & Base Units. Ceramic Sink. Space for Dishwasher, Fridge/Freezer and Range Style Cooker. Island. French Doors. Ample Space. Tiled Floor.

**UTILITY**

Storage Cupboard. Stainless Steel Sink. Tiled Floor.

**STUDY**

Partially Panelled Walls.

**DINING ROOM**

Brick Fireplace. Brick Tiled Hearth.

**LIVING ROOM**

Triple Aspect. Exposed Beams.

**SHOWER ROOM**

Three Piece Shower Suite. Heated Towel Rail

**SECOND FLOOR****BEDROOM ONE**

Large Double Room. Built in Wardrobe/Storage. Eaves Storage

**BEDROOM TWO**

Double Room. Built in Wardrobe/Storage

**BEDROOM THREE**

Double Room. Built in Wardrobe/Storage

**BEDROOM FOUR**

Double Room. Built in Wardrobe/Storage

**BATHROOM**

Four Piece Suite. Shower Over Bath. Eaves Storage.

**OUTSIDE FRONT**

Gravel Drive. Traditional Lawn. Matured Shrubs And Flowerbeds.

**OUTSIDE REAR**

Paved Terrace. Traditional Lawn. Flowerbeds. Log Store. Access To Recreation Ground

**AGENTS NOTE**

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

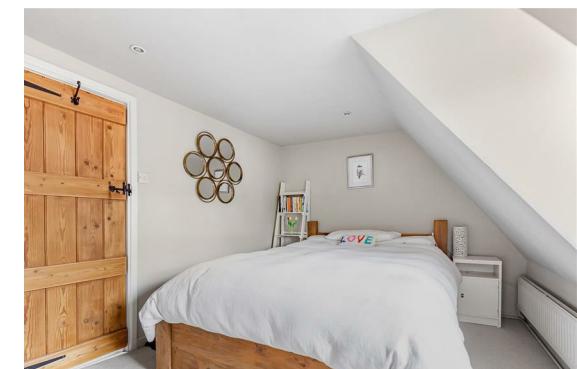
Viewings Strictly by appointment

through the selling 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.



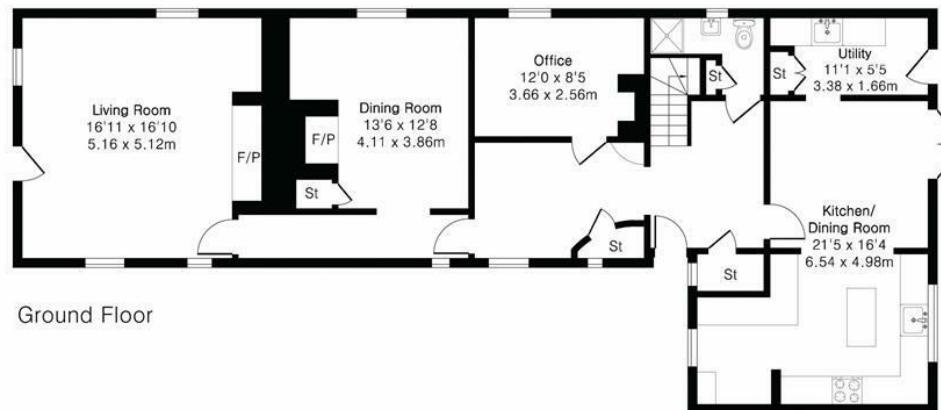
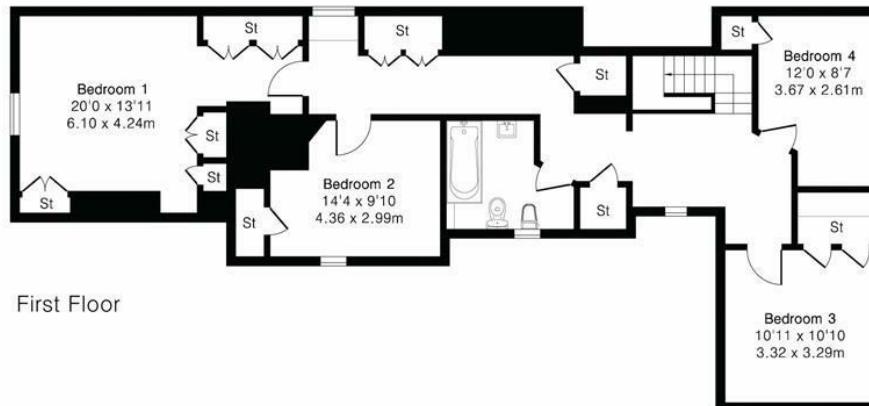




## Approximate Gross Internal Area 2274 sq ft - 212 sq m

Ground Floor Area 1255 sq ft - 117 sq m

First Floor Area 1019 sq ft - 95 sq m



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

Guide Price £640,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

CHEFFINS

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://cheffins.co.uk)

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.



CHEFFINS