



Farmerie Road, Hundon, Sudbury, CO10 8HA

CHEFFINS

Farmerie Road

Hundon, Sudbury,
CO10 8HA

- 3 Bedrooms
- 2 Reception Rooms
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Garage & Driveway
- NO CHAIN

A well presented chalet style link detached house offered with NO CHAIN and situated in the popular village of Hundon. The property benefits from spacious and versatile accommodation comprising 2 reception rooms, a kitchen/breakfast room, 3 bedrooms and a study area. External features include an enclosed rear garden, a driveway with parking for 2/3 cars and a garage.

3 1 2



Guide Price £375,000



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

with a composite entrance door, Karndean flooring, radiator, stairs to the first floor.

CLOAKROOM

with a low level WC, vanity wash hand basin, heated towel rail, Karndean flooring, window to the rear aspect.

accessed via a further hallway area which offers the potential for conversion into a shower room/utility area.

LIVING ROOM

with a large double glazed window to the front aspect, radiator, electric fire with stone fireplace, uplighters, radiator.

DINING ROOM

with a radiator and a double glazed window to the rear aspect.

KITCHEN/BREAKFAST ROOM

with a range of matching wall and base units with work surfaces over, space and plumbing for appliances, built-in electric oven with 4 ring gas hob and extractor hood over, tiled splashbacks, radiator, 1.5 stainless steel sink with water softener, tiled flooring, understairs cupboard housing the gas boiler, double glazed window to the side aspect, patio doors opening onto the rear garden.

FIRST FLOOR

LANDING

with inset spotlights and an airing cupboard.

BEDROOM 1

with a radiator, built-in wardrobes, double glazed window to the front aspect.

STUDY

with loft access, radiator, window to the side aspect. Access leads into;

BEDROOM 2

with eaves storage, 2 velux windows and radiator.

BEDROOM 3

with a radiator, built-in wardrobes, double glazed window to the rear aspect.

FAMILY BATHROOM

with a low level WC, vanity wash hand basin, side panel bath with rainfall shower over and a glass screen, tiled splashbacks, chrome heated towel rail, tiled flooring, double glazed window to the side aspect.

OUTSIDE

To the front of the property is a block paved driveway with parking for 2/3 cars, laid to lawn areas with mature shrub borders and hedgerows.

To the rear is an enclosed garden laid to lawn with a patio area, mature shrub borders, side gated access and a timber built summerhouse.

GARAGE


with up and over door, power and light, rear pedestrian access.

SALES AGENTS NOTES

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

Guide Price £375,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - West Suffolk



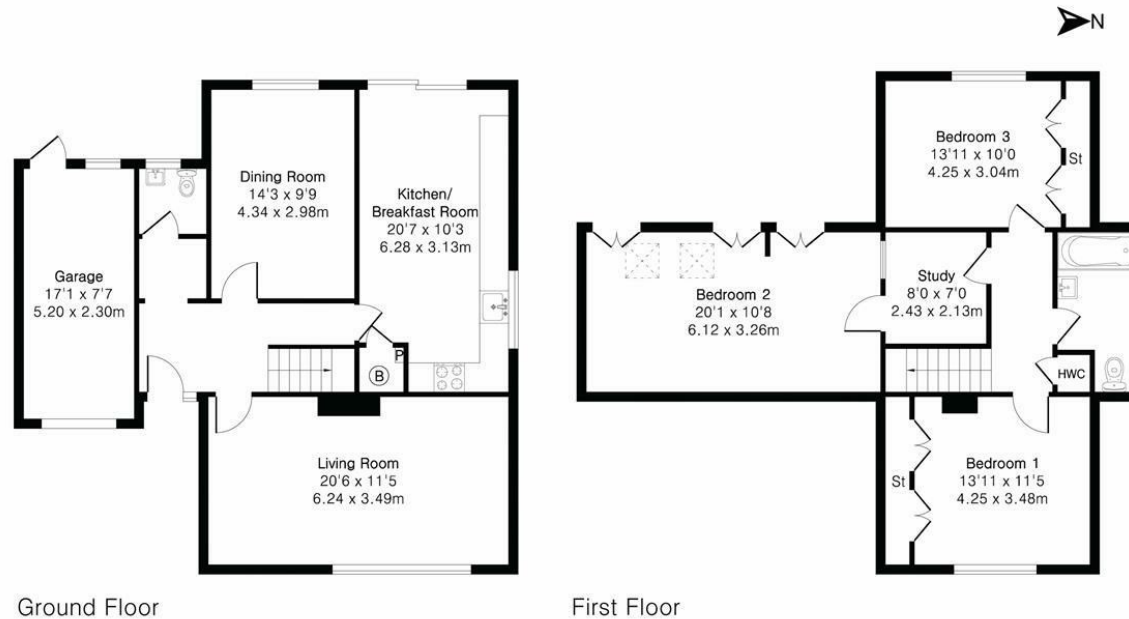


**Approximate Gross Internal Area 1452 sq ft - 135 sq m
(Excluding Garage)**

Ground Floor Area 734 sq ft – 68 sq m

First Floor Area 718 sq ft – 67 sq m

Garage Area 129 sq ft – 12 sq m



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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | 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