



## 36 Galley Road, Hundon, Sudbury, CO10 8SA

£450,000

- FOUR BEDROOMS PLUS ATTIC ROOM
- SEPARATE UTILITY ROOM AND ADDITIONAL SNUG/OFFICE
- DRIVEWAY WITH PARKING FOR TWO/THREE VEHICLES
- SPACIOUS SITTING ROOM WITH WOOD-BURNING STOVE
- MODERN FOUR-PIECE FAMILY BATHROOM
- POTENTIAL TO EXTEND FRONT GARDEN INTO ADDITIONAL PARKING
- LARGE KITCHEN/DINING ROOM WITH GARDEN ACCESS
- WELL-MAINTAINED GARDENS TO REAR AND SIDE
- LOCATED IN THE SOUGHT-AFTER VILLAGE OF HUNDON

# 36 Galley Road, Sudbury CO10 8SA

## SPACIOUS AND VERSATILE FOUR BEDROOM HOME IN POPULAR VILLAGE LOCATION

Located in the well-regarded village of Hundon, this generously proportioned home offers flexible living across two floors, with spacious interiors and well-maintained gardens to three sides. With four bedrooms, two reception rooms, and a bonus attic room, it's perfectly suited to families or those needing space to work from home. The property is set back from the road and benefits from ample driveway parking and scope to extend the front garden into further parking if required.



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.

## Accommodation

### GROUND FLOOR

#### ENTRANCE HALL

A bright and welcoming space with smart wooden flooring and radiator. Provides access to the main living areas and staircase to the first floor.

#### WC

Fitted with a wall-mounted hand basin with tiled splashback and low-level WC. Includes a side window for natural light and a radiator.

#### SITTING ROOM – 6.14M x 3.89M (20'2" x 12'9")

A spacious dual-aspect reception room with windows to the front, side, and rear. Features a cast-iron wood-burning stove set within an open fireplace with timber mantle, and two radiators. A comfortable and versatile living space.

#### KITCHEN / DINING ROOM – 6.14M x 3.85M (20'2" x 12'7" max)

Well-equipped with a range of base and eye-level units, round-edged worktops, a 1½ bowl stainless steel sink with mixer tap, integrated electric oven, and a four-ring electric hob with extractor above. Plumbing for dishwasher. Dual aspect windows and patio doors provide excellent light and access to the rear garden. Finished with Karndean flooring and two radiators. Door to storage cupboard.

#### UTILITY ROOM – 2.37M x 2.31M (7'9" x 7'7")

Additional fitted units and worktop space, with plumbing for washing machine and space for a fridge/freezer. Continuation of Karndean flooring and sliding door through to the snug.

#### SNUG – 2.37M x 1.60M (7'9" x 5'3")

A useful extra reception space ideal as a home office, reading nook, or hobby room. Includes a radiator.

### FIRST FLOOR

#### LANDING

Central landing providing access to all bedrooms, bathroom, and attic room.

#### BEDROOM 1 – 3.95M max x 3.88M (13'0" x 12'9")

A well-proportioned main bedroom with window to the side and a full wall of fitted wardrobes with mirrored sliding doors. Radiator.

#### BEDROOM 2 – 3.85M x 3.06M (12'7" x 10'0" into wardrobe)

A spacious double with windows to the side and rear. Includes built-in wardrobes with mirrored sliding doors and radiator.

#### ATTIC ROOM – 2.79M x 2.44M (9'2" x 8'0")

Accessed from the landing, this flexible loft space includes a skylight and works well as an occasional room, storage area or study.

#### BEDROOM 3 – 2.98M x 2.90M (9'9" x 9'6" into wardrobe)

A bright double bedroom with windows to the front and side. Includes fitted wardrobes with mirrored sliding doors and radiator.

#### BEDROOM 4 – 3.88M x 2.09M (12'9" x 6'10")

Front-facing single bedroom with radiator. Ideal as a child's room, nursery, or home office.

#### BATHROOM

Fitted with a four-piece suite comprising panelled bath with handheld shower and mixer tap, vanity basin with mixer tap, double shower enclosure with power shower and glass screen, and a low-level WC. Finished with tiled flooring, heated towel rail, and window to front.

### OUTSIDE

### REAR GARDEN

The rear garden is a good-size, predominantly laid to lawn and fully enclosed, making it ideal for children, pets, or entertaining. A concrete hardstanding extends directly from the kitchen/dining room, providing a practical outdoor seating area or space for potted plants and furniture. A wood store sits neatly in the corner, and a metal garden shed is positioned alongside the house for additional storage. Painted fencing encloses the space, offering privacy and a clean, well-kept finish.

### SIDE GARDEN

The side garden is attractively laid out with a well-maintained lawn, mature shrubs, and small ornamental trees, creating a welcoming and green frontage. A concrete path leads to the main entrance, bordered by planted beds and seating areas. Gated access connects the side garden to the front of the property, offering both kerb appeal and practicality.

### FRONT GARDEN & DRIVEWAY

To the front of the property is a concrete driveway providing off-road parking for at least two vehicles comfortably. There is also a lawned area to the front which could be adapted to provide additional parking space if required (subject to any necessary permissions). The frontage is neatly enclosed by fencing and benefits from a pleasant, open aspect.

### Viewings

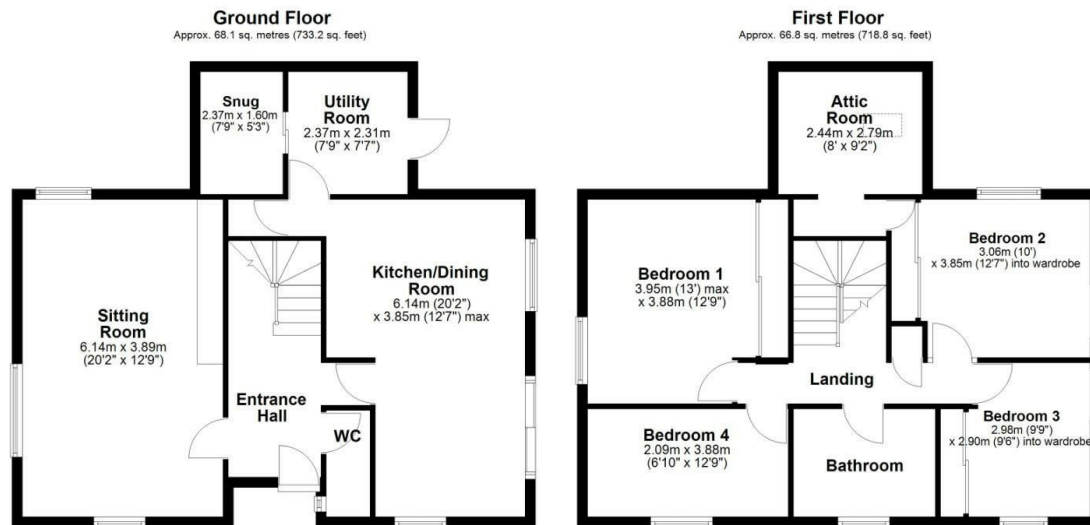
By appointment with the agents.

### Special Notes

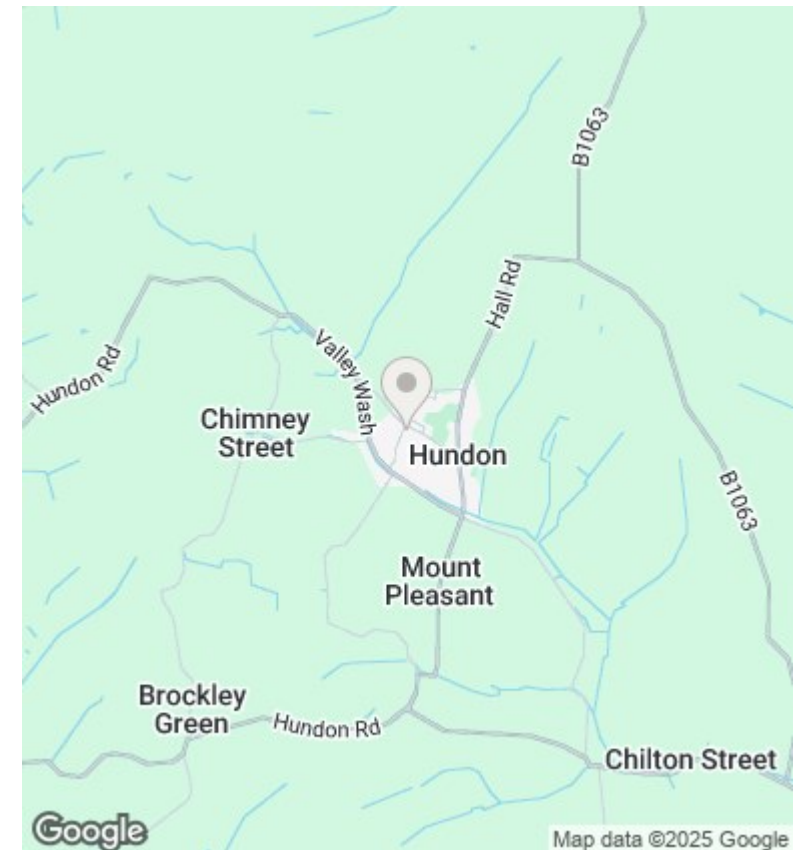
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 134.9 sq. metres (1451.9 sq. feet)



## Directions

## Viewings

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

## Council Tax Band

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