



JAMIE WARNER
— ESTATE AGENTS —



14 Lower North Street, Hundon, Sudbury, CO10 8EB

£240,000

- Charming semi-detached bungalow
- Tranquil village life with a cricket ground next door
- Wrap-around gardens for outdoor relaxation
- Two double bedrooms
- Spacious kitchen/dining area
- Equipped with gas central heating
- Nestled in a peaceful cul-de-sac in Hundon village
- Bright triple-aspect sitting room
- No onward chain

14 Lower North Street, Sudbury CO10 8EB

Charming two double-bedroom semi-detached bungalow nestled in a peaceful cul-de-sac in the picturesque village of Hundon. Enjoy the tranquility of village life with the cricket ground just next door. This lovely home features a spacious kitchen/dining area, a bright triple-aspect sitting room, and wrap-around gardens perfect for outdoor relaxation. With gas central heating and no onward chain, it's a perfect opportunity to embrace country living.



Council Tax Band: B



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

Radiator, built-in cupboard housing a Wall mounted combination boiler serving heating system and domestic hot water.

Sitting Room

14'2" x 10'6"

Window to rear, window to side, window to front, fireplace, radiator.

Kitchen/Breakfast Room

11'8" x 13'10"

Fitted with a matching range of base and eye level units

with worktop space over, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, space for cooker with extractor hood over, window to side, radiator, double door, door to:

Bedroom 1

9'5" x 14'4"

Two windows to side, radiator.

Bedroom 2

7'10" x 11'0"

Window to side, radiator, door to:

Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, window to rear, radiator, door to:

Outside

The property boasts beautiful mature gardens that wrap around three sides, enclosed by lush hedgerows and adorned with a variety of mature flowers and shrubs. The main garden features a well-maintained lawn, complemented by a patio area and a pond nestled in a corner. A pathway leads to the bungalow's front lawn,

which is enclosed by charming picket fencing.

Viewings

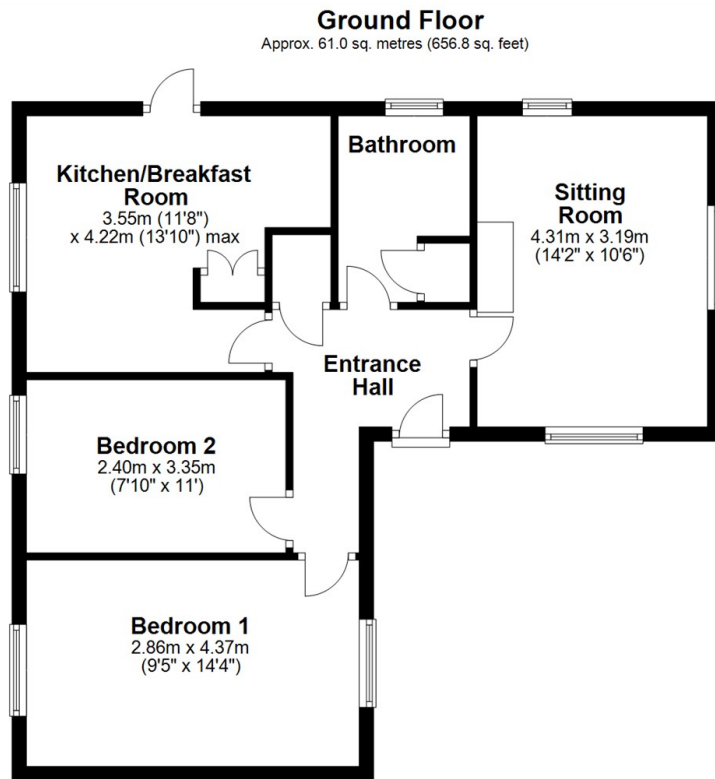
By appointment with the agents.

Special Notes

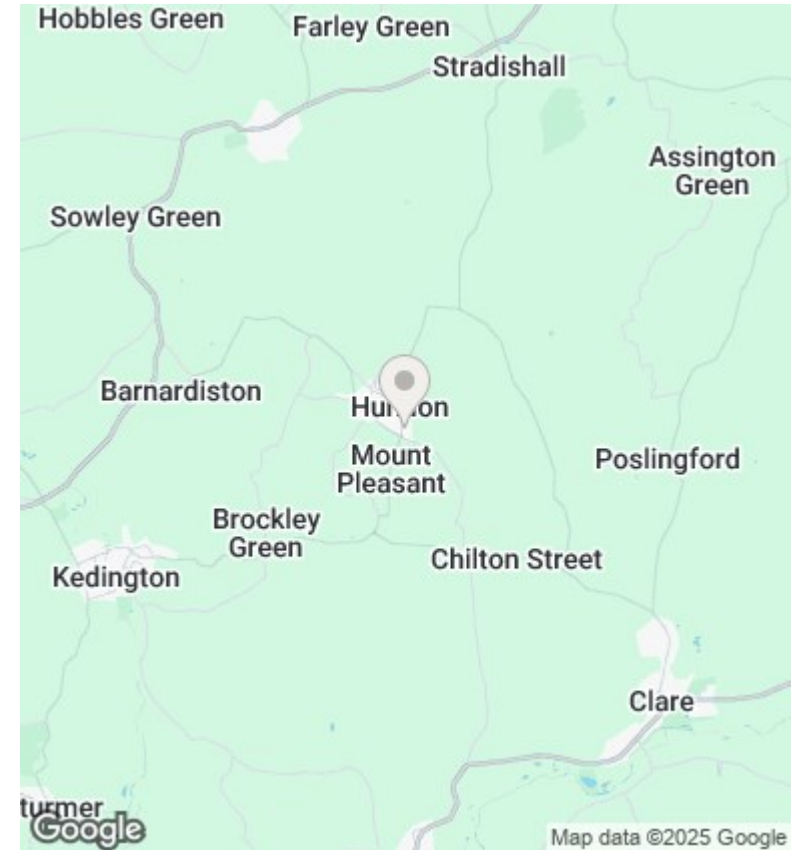
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering 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. 61.0 sq. metres (656.8 sq. feet)



Viewings

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

Council Tax Band B

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