JAMIE WARNER
ESTATE AGENTS

# 11 Windmill Rise, Hundon, Sudbury, CO10 8EQ

## Guide Price £289,950

- Two Generous Double Bedrooms
- Double Glazing & Central Heating
- Popular & Well Served Village
- Expansive Open Plan Living Space
- Stunning Views Over Rolling Countryside
- Garage & Off-Road Parking
- Modern Kitchen & Bathroom
- Fronting onto An Open Green
- NO ONWARD CHAIN

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
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# 11 Windmill Rise, Sudbury CO10 8EQ

*NO ONWARD CHAIN* Tucked away in a peaceful residential area, this property offers stunning views of a picturesque green at the front and the breathtaking, rolling countryside of Suffolk at the back. The property has undergone comprehensive modernization, making it an ideal turnkey solution for those seeking to immediately enjoy a relaxing lifestyle.It features an expansive open-plan living area, enhanced by bi-folding doors that seamlessly blend the indoors with the outdoors, creating a harmonious living space. This property features two generously sized bedrooms, a contemporary bathroom, and a garage with potential for transformation into additional living space, pending approval from local planning authorities. The vast garden at the rear beautifully enhances the ample parking available at the front.

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Council Tax Band:

## 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

An expansive area featuring a large storage cupboard, loft access, and doorways leading to other rooms.

## Living Room/Kitchen/Dining Room

16'0" x 20'0"

This open-concept living area seamlessly transitions into the garden through Bi-fold doors, offering breathtaking views beyond. The kitchen is equipped with a variety of wall and base units topped with complementary work surfaces, a 1½ bowl ceramic sink with a stylish shower-style mixer tap, and an eye-level double oven. Additionally, it features a four-ring gas hob with an extractor above, a dishwasher, and space for a fridge/freezer. The space is enhanced by partially tiled walls, wood-effect flooring, and a window overlooking the rear garden, creating an inviting and functional living environment.

## Bedroom 1

18'6" x 10'9"

This spacious double bedroom features modern triple-door sliding wardrobes, with a window that offers a front view overlooking the green.

## Bedroom 2

11'8" x 8'11"

This second bedroom is a splendid double room, featuring a built-in storage cupboard that conveniently encloses the boiler. It is illuminated by two windows facing the front, enhancing its ambiance and spaciousness

## Bathroom

Features a three-piece suite that includes a W/C, a curved shower bath complemented by a glass shower screen, and a hand basin nestled within a vanity unit offering storage underneath. A heated towel radiator and an illuminated wall mirror enhance the space, while partially tiled walls add a touch of elegance. A window to the side aspect allows for natural light.

## Outside

The front garden features a shingle layout, offering ample parking space for several vehicles. Adjacent to the property, a garage (measuring 5.09 x 2.45) is conveniently located. The rear garden stands out as a true highlight, presenting breathtaking views of the surrounding countryside. This space is securely enclosed with

wooden fencing, featuring mature borders and a wooden gate at the back for additional access. It also includes a beautifully decked patio area, perfect for outdoor enjoyment.

## Viewings

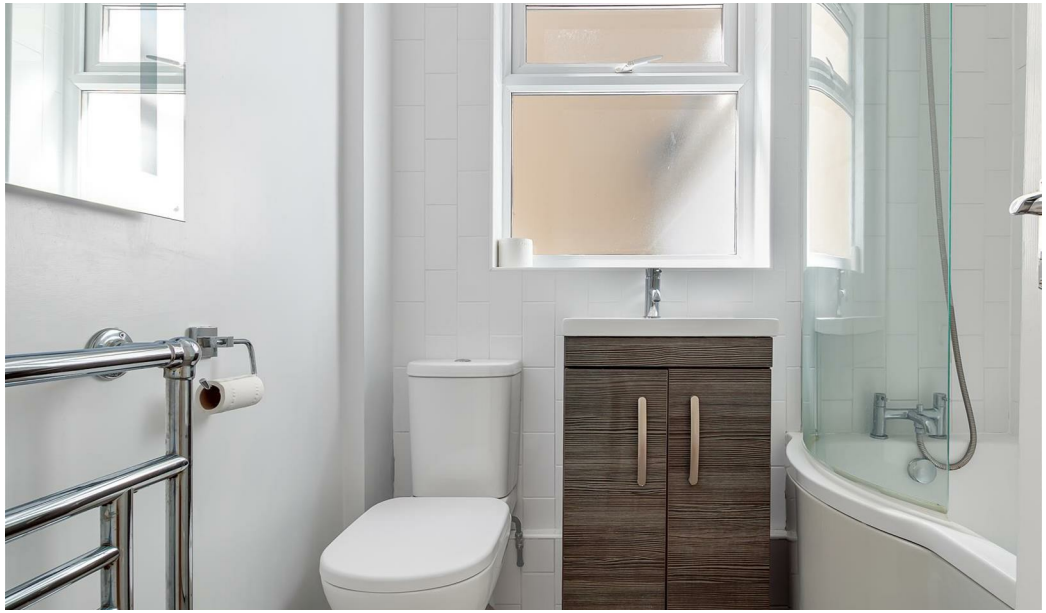
By appointment with the agents.

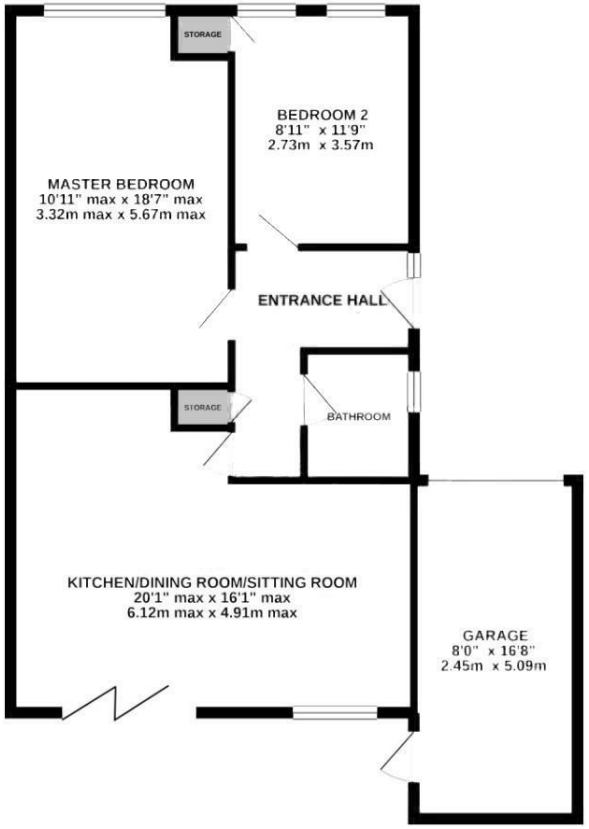
## Special Notes

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.

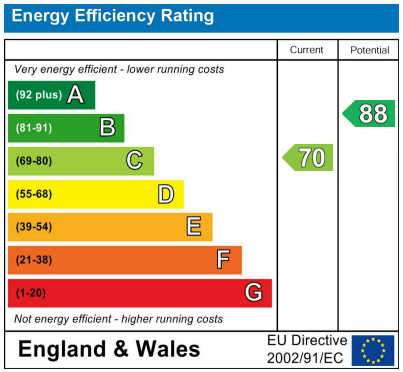




## Viewings

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

## Council Tax Band C

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