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4 Clare Road

Hundon, Sudbury, Suffolk CO10 8DN

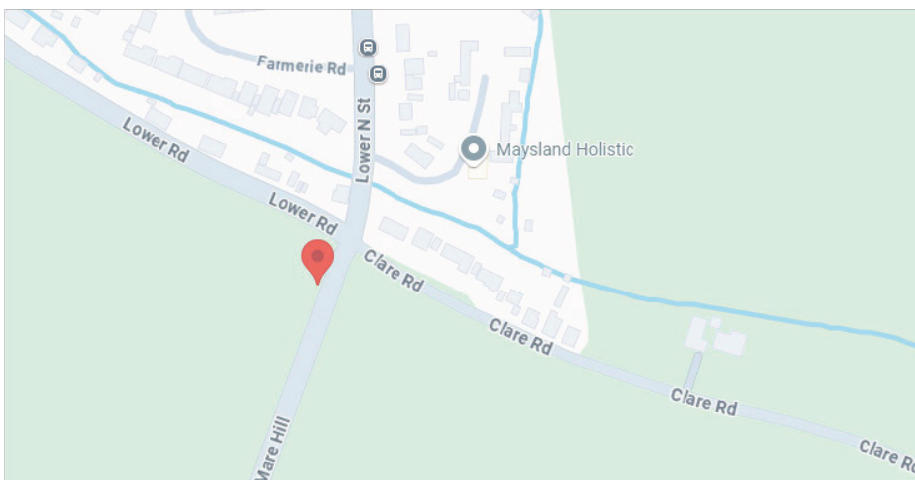


# 4 Clare Road

Hundon, Sudbury, Suffolk CO10 8DN

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A generous three bedroom semi-detached property situated in a quiet location along the edge of this sought after Suffolk village. The property is in need of some cosmetic improvement and enjoys a generous plot with large front garden with off-road parking for multiple vehicles in-turn leading to the garage and generous rear garden.



- A generous semi-detached property
- Situated in a quiet location
- Sought after Suffolk village
- Three bedrooms
- In need of some cosmetic improvement
- Generous plot with large front garden
- Off-road parking for multiple vehicles
- Garage
- Generous rear garden

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## INTERIOR

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The property opens into a light HALLWAY with a staircase leading to the first floor, with storage cupboard beneath. Door opening to CLOAKROOM and door opening to the SITTING ROOM. An open-plan room with outlook to the front and fireplace, opening up to the DINING AREA to the rear with a large window overlooking the rear garden. Door leading through to the KITCHEN comprehensively fitted with a range of units under worktop and outlook across the rear garden. Linking the main residence and the GARAGE is a GARDEN ROOM with a door leading to the rear garden.



The first floor provides access to the three double bedrooms, all with outlook over its own grounds and a BATHROOM comprising panelled bath with shower attachment over, WC and wash hand basin. The property could be extended, subject to the necessary planning consents.



## EXTERIOR

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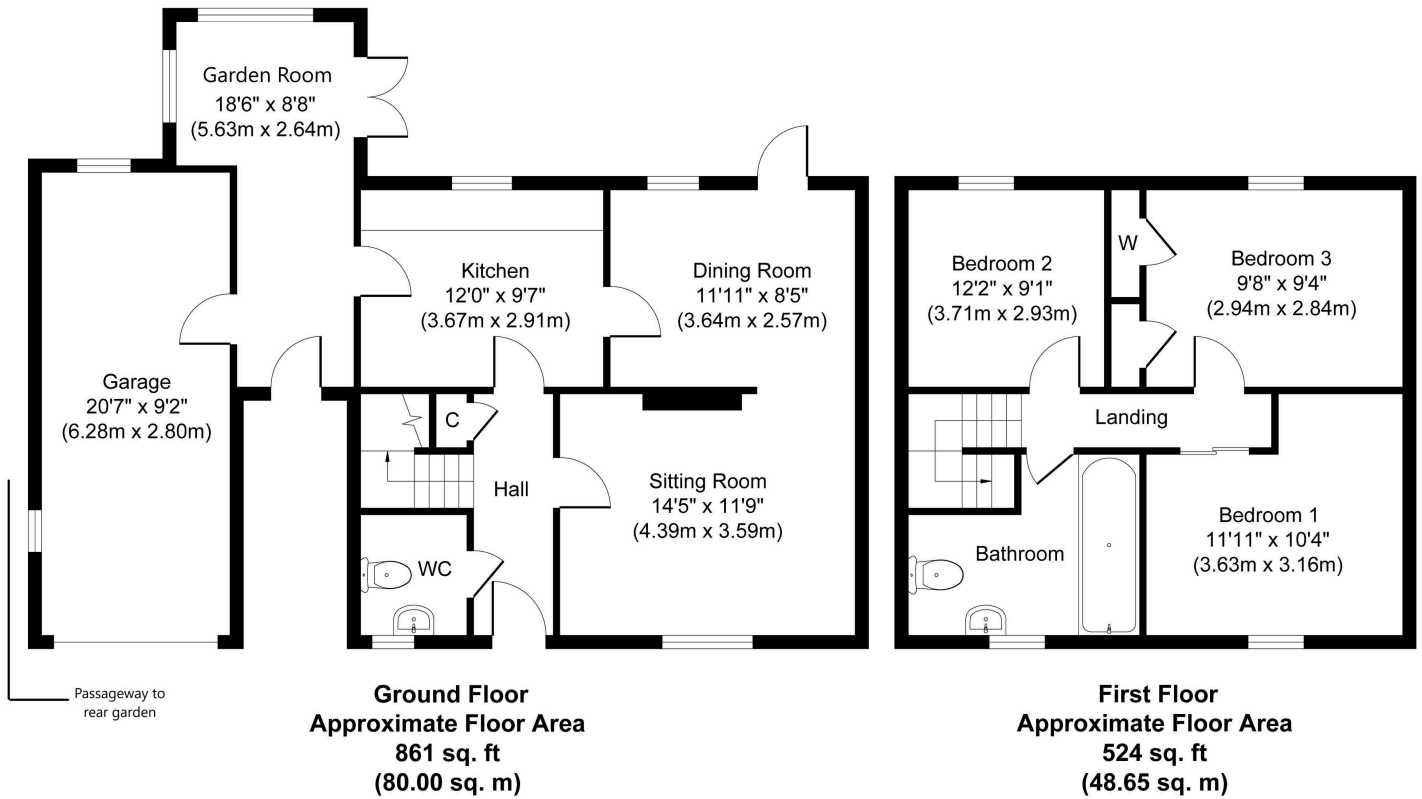
Approached via an extensive driveway providing parking for multiple vehicles in-turn leading to the GARAGE with light and power connected. To the right of the driveway is a lawned area with a beech hedge along one boundary and trees and shrubs facing the road. To the left of the garage is a gate leading to the rear garden.



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# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# Hundon, Suffolk

Hundon is a popular village with pub and Parish church, together with a primary school and village shop. It stands about 3½ miles north of the historic small town of Clare, which provides a good range of day to day amenities including a doctor's surgery, post office, chemist and various shops and public houses. A wider range of facilities can be found in Haverhill (5 miles away), Bury St Edmunds 16 miles and Cambridge 23 miles.



## Material Information

**SERVICES:** Mains water and mains drainage. Mains electricity connected. Gas-fired heating.. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU.

Telephone: 01284 763233.

**COUNCIL TAX BAND:** C. £1,994.00 per annum.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

**COMMUNICATION SERVICES** (source Ofcom):

Broadband: Yes. Speed: Up to 49 mbps download, up to 8 mbps upload. Phone Signal: Yes.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**FLYING FREEHOLD:** None.

**SUBSIDENCE HISTORY:** None.

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None.

**ASBESTOS/CLADDING:** None known.

**FLOOD RISK:** None.

**ACCESSIBILITY ADAPTIONS:** None.

**RESTRICTIONS ON USE OR COVENANTS:** Covenants and restrictions are in place. A restriction is in place relating to further construction for which may affect the neighbouring property. To maintain the fence on the north eastern boundary. The property is permitted for use as a dwelling house only and not to be used in association with any trade or business use. A covenant is in place with regard to the right of access for the purpose of maintenance of the drains, making good any damage caused thereby, together with a split proportion of the cost to be shared with the neighbouring property. .

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract

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