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## The Orchards

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Brockley Green, Hundon

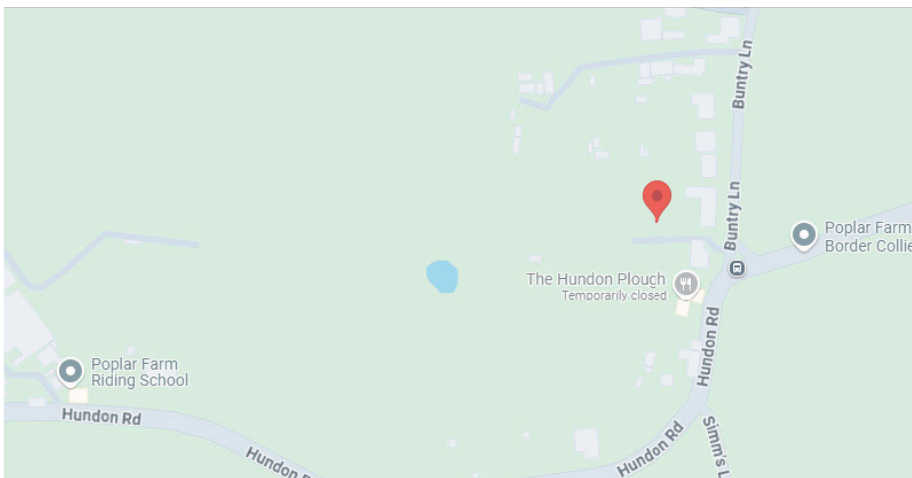


# The Orchards

Brockley Green, Hundon, Sudbury, Suffolk

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Perched on the hill tops of the scenic village of Hundon, this stunning four-bedroom, two-ensuite detached new build offers breathtaking views of the rolling Suffolk countryside. Set on approximately 0.5 acres (STS), this exceptional home boasts a high-specification finish throughout including under floor heating on the ground floor and bi-fold doors to the rear, complete with a double carport and ample parking for multiple vehicles.



- Scenic village location
- Private walled entrance
- Four bedrooms
- Two en-suites
- Breathtaking views of the rolling Suffolk countryside
- High specification finish throughout
- Underfloor heating to the ground floor
- Air source heat pump
- Parking for multiple vehicles
- Carport

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## INTERIOR

Ground Floor: A light and spacious entrance hallway with tiled flooring and glass paneled oak staircase leading to the first floor with storage space below which houses the manifolds for the underfloor heating, circuit board and internet whilst still allowing space for storage. SNUG/HOME OFFICE: Room located to the side of the hallway. UTILITY ROOM: Hosts a range of low level storage with quartz worktop, access to the side of the property and integrated washing machine this rooms continues on to the ground floor CLOAKROOM: Roca sanitaryware throughout which includes W/C and wall hung hand wash basin with part tiled walls. LIVING ROOM: Sizeable space with a host of windows to the side and French doors leading out to the rear of the property: KITCHEN/BREAKFAST ROOM: Shaker style kitchen with Quartz worktops throughout, a selection of low level and eye level soft closing cupboards with an eye level AEG branded over, AEG integrated fridge/freezer, dishwasher and four ring electric hob, inset ceramic sink & drainer with stainless steel mixer tap. Island with breakfast bar with further storage underneath, bi-fold doors leading out to the rear garden.



First Floor: Landing has a wrap around glass paneled oak banister with loft access. MASTER BEDROOM: Picture window with far reaching views of the countryside beyond, walk in wardrobe with a selection of draws and storage facilities. ENSUITES: Both ensuites have Roca sanitaryware throughout and walk in showers. All three remaining bedrooms are doubles. FAMILY BATHROOM is of an exceptional standard with free standing ceramic bath with free standing and shower attachment, featured tiled wall.



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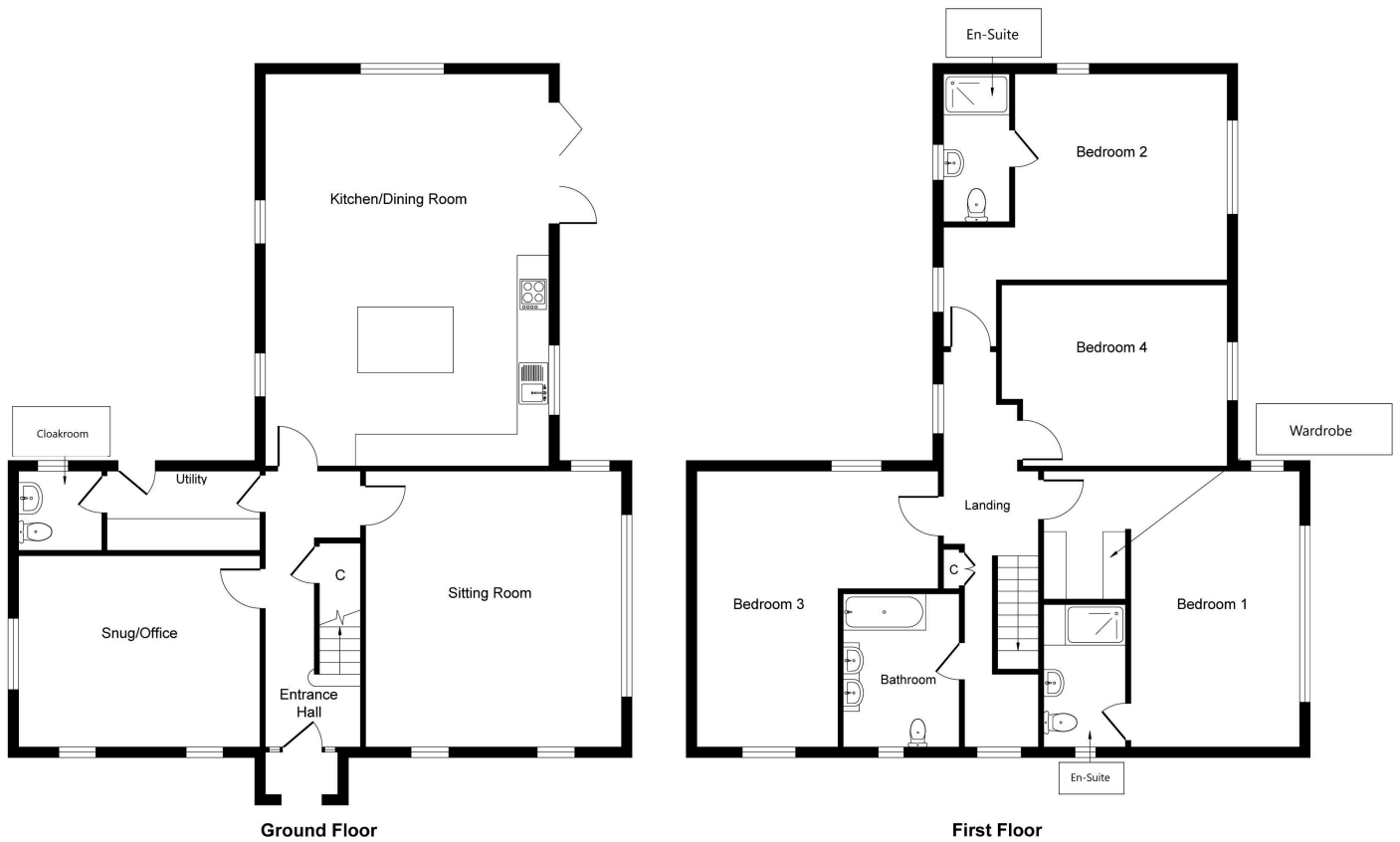
## EXTERIOR

As you enter The Orchards through a private walled entrance, enhanced with inset lighting and future-ready for gating, you're welcomed by a generous front garden (to be turfed) and a large, bloc-paved driveway. This leads past the striking four-oak-pillared porch at the front door and down to the spacious double carport, designed for two vehicles plus a workshop space. With lighting, power, and the option to add garage doors in the future, this space is both functional and flexible, with additional parking available at the front. Tucked behind the carport, you'll find the property's private orchard, home to a charming collection of fruit trees in full bloom-a rare and delightful feature. The rear garden will be freshly seeded, ensuring a lush outdoor space. At the back of the home, a sleek porcelain patio provides the perfect setting for outdoor entertaining, bi-fold door and French door seamlessly connecting the space to both the kitchen and lounge. Thoughtfully placed external lighting and power points add convenience, while the energy-efficient air source heat pump is discreetly positioned to the side.





# 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: Main water and domestic sewage treatment plant. Main electricity connected. Underfloor heating, powered by ground source heat pump.. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffok Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 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/>.

SUBSIDENCE HISTORY: None.

PLANNINGAPPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

RESTRICTIONS ON USE OR COVENANTS: There is a Right of Way in place over the driveway related to neighbour access. An easement is in place relating to a power line situated in the garden which supplies a neighbouring property.

CLADDING: Hardy plank non-timber cladding

ACCESSIBILITY ADAPTIONS: None.

FLOOD RISK: None.

AGENT'S NOTE: Photographs are for illustrative purposes only.

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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