

## Summary

This unique and largely extended bungalow offers a rare opportunity for village life in Hundon, maximising versatility on an extremely generous plot. The property offers a large amount of living space, with four bedrooms, & a large plot allowing for plenty of parking, & a spacious family garden.

## Description

### Approximate Room Sizes

THE PROPERTY This unique and largely extended bungalow offers a rare opportunity for village life in Hundon, maximising versatility on an extremely generous plot. As you approach the property, you'll discover a large front garden with a driveway providing off-road parking for many vehicles. Though the property appears modest at first glance, stepping inside reveals its true size and potential.

Upon entering, you are greeted by the first bedroom, a nice double with a window to the front aspect. Continuing through the hallway, you'll find a family shower room and a cloakroom (incomplete). The spacious kitchen/diner features a fabulous fitted kitchen

and a dining area with room for a large table and chairs. Adjacent to the kitchen is a utility room, converted from part of the garage, with a door leading to the remainder of the garage, now used for storage.

Returning through the hall, you'll find two more double bedrooms, both with built-in wardrobes. An office, perfect for working from home, is also situated here. The lounge is a lovely room with a log burner and views of the garden. A large conservatory connects the home between the sitting room and kitchen, creating a beautiful flow.

Heading back to the hallway, you'll find a staircase leading to the converted loft. This space includes another room currently utilised as a bedroom and

an additional space acting as a store/dressing room.

Stepping outside, the expansive nature of this property continues with a large garden mainly enclosed by hedging. The versatile nature of this home means it can be adapted to meet various needs, making it a perfect fit for those seeking a lovely village home with plenty of potential.

### ENTRANCE HALL

BEDROOM 10' 9" x 8' 6" (3.3m x 2.6m)

### SHOWER ROOM

### CLOAKROOM

KITCHEN/DINER 21' 11" x 13' 1" max (6.7m x 4.0m)

UTILITY ROOM 9' 8" x 7' 6" (2.95m x 2.3m)

BEDROOM 13' 1" x 8' 2" (4.0m x 2.5m)

BEDROOM 10' 9" x 7' 10" (3.3m x 2.4m)

OFFICE 10' 9" x 5' 6" (3.3m x 1.7m)

LOUNGE 15' 5" x 15' 5" (4.7m x 4.7m)

CONSERVATORY 15' 5" x 15' 1" (4.7m x 4.6m)

### first floor loft conversion:

BEDROOM 19' 8" x 9' 2" (6.0m x 2.8m) Restricted head room

DRESSING ROOM/STORE 15' 5" x 5' 6" (4.7m x 1.7m) Restricted head room.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Freehold

Services – all mains services

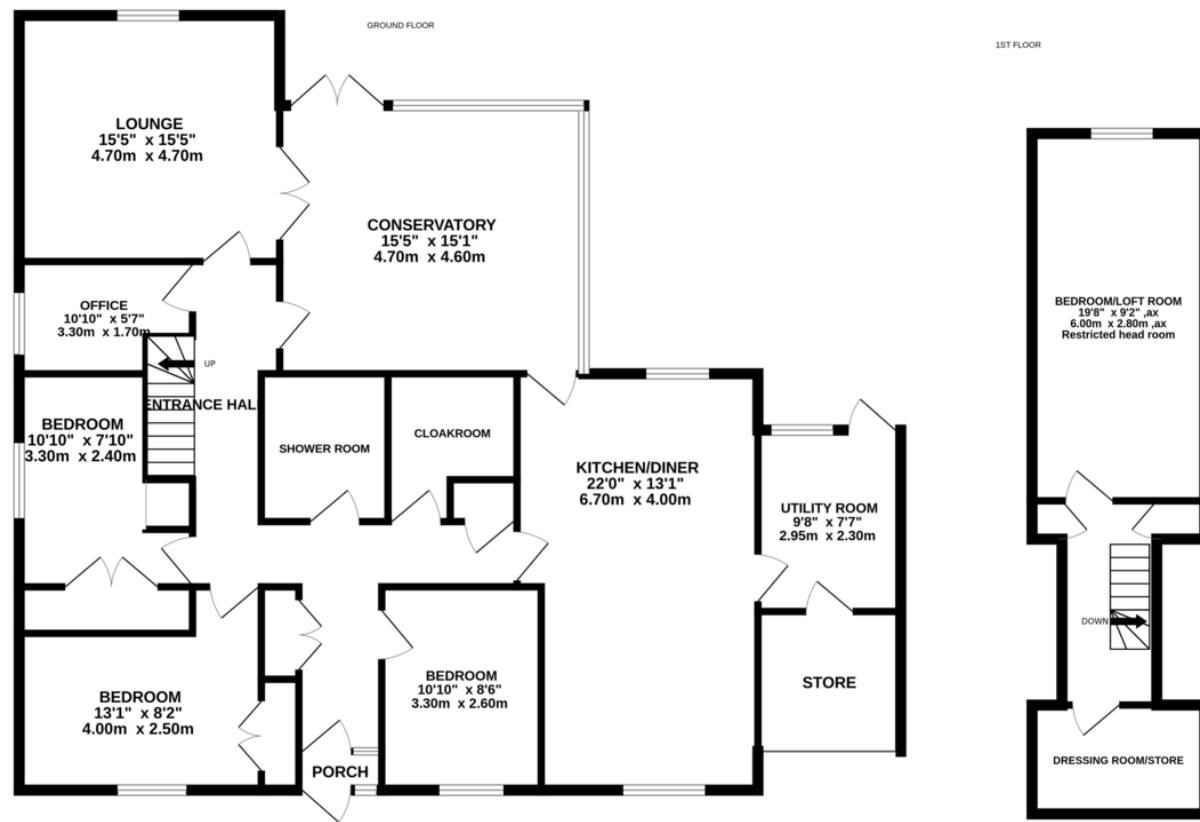
Post Code – CO10 8SB

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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EPC to follow

### Contact Details

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Rogeron Close | Hundon | CO10 8SB

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£425,000

- LARGELY EXTENDED HOME
- VERSATILE LIVING ACCOMMODATION
- LARGE GARDEN & GENEROUS DRIVEWAY
- FOUR BEDROOMS
- OFFICE & UTILITY ROOM
- LOFT CONVERSION
- POPULAR VILLAGE OF HUNDON