



**£435,000**

**Farmerie Road, Hundon, Sudbury, Suffolk**



Situated in a delightful position within the ever-popular village of Hundon, this beautifully renovated four-bedroom detached residence has been thoughtfully enhanced to an exceptional standard, creating a stylish and versatile family home that perfectly balances comfort and modern living. Occupying an attractive plot with a front garden predominantly laid to lawn, the property immediately presents an inviting first impression, whilst a generous driveway extends along the side of the home, providing ample off-road parking and leading to the detached single garage.

Stepping inside, the bright and welcoming entrance hall sets the tone for the accommodation beyond, offering a wonderful sense of space and light from the outset. A conveniently positioned ground floor WC adds practicality for modern family life. The spacious lounge/diner stretches the full length of the property, creating an elegant reception space ideal for both everyday living and entertaining. Dual aspect windows flood the room with natural light, enhancing the airy atmosphere and providing attractive views over both the front and rear aspects. Further enhancing the versatility of the home is the ground floor fourth bedroom, currently utilised as a home office. Benefitting from direct access to the garden, this flexible space lends itself perfectly as a guest bedroom, study, playroom or additional reception room depending on individual needs.

Undoubtedly the heart of the home is the stunning open-plan kitchen and dining area, thoughtfully designed and finished to an impressive specification. The beautifully appointed kitchen features luxurious quartz worktops, an eye-catching corner larder cupboard and a range of integrated premium appliances from AEG and NEFF, combining practicality with sophisticated style. Flowing seamlessly into the spacious dining area, this sociable space continues effortlessly into the delightful sun room beyond – a wonderfully bright retreat with French doors opening directly onto the garden, creating an ideal indoor-outdoor lifestyle perfect for entertaining and family gatherings.

The first floor offers three generous bedrooms, all thoughtfully proportioned. The principal bedroom benefits from an extensive range of built-in wardrobes providing excellent storage. Bedroom two is another spacious double room and enjoys far-reaching countryside views, whilst bedroom three offers further comfortable double accommodation. Completing the upstairs is the family bathroom, finished to serve the household with both style and practicality.

Outside, the rear garden provides a private and peaceful sanctuary. Beautifully arranged with several patio seating areas, established beds and borders, it offers an ideal setting for relaxing, dining and entertaining throughout the seasons. Additional features include a personal door into the garage and gated access leading back to the driveway, further enhancing the functionality of this exceptional home.

Having been renovated to a high standard throughout, this impressive four-bedroom detached property combines elegant presentation with versatile accommodation, a high-specification finish and a sought-after village setting, making it an outstanding opportunity for families seeking countryside living without compromise.

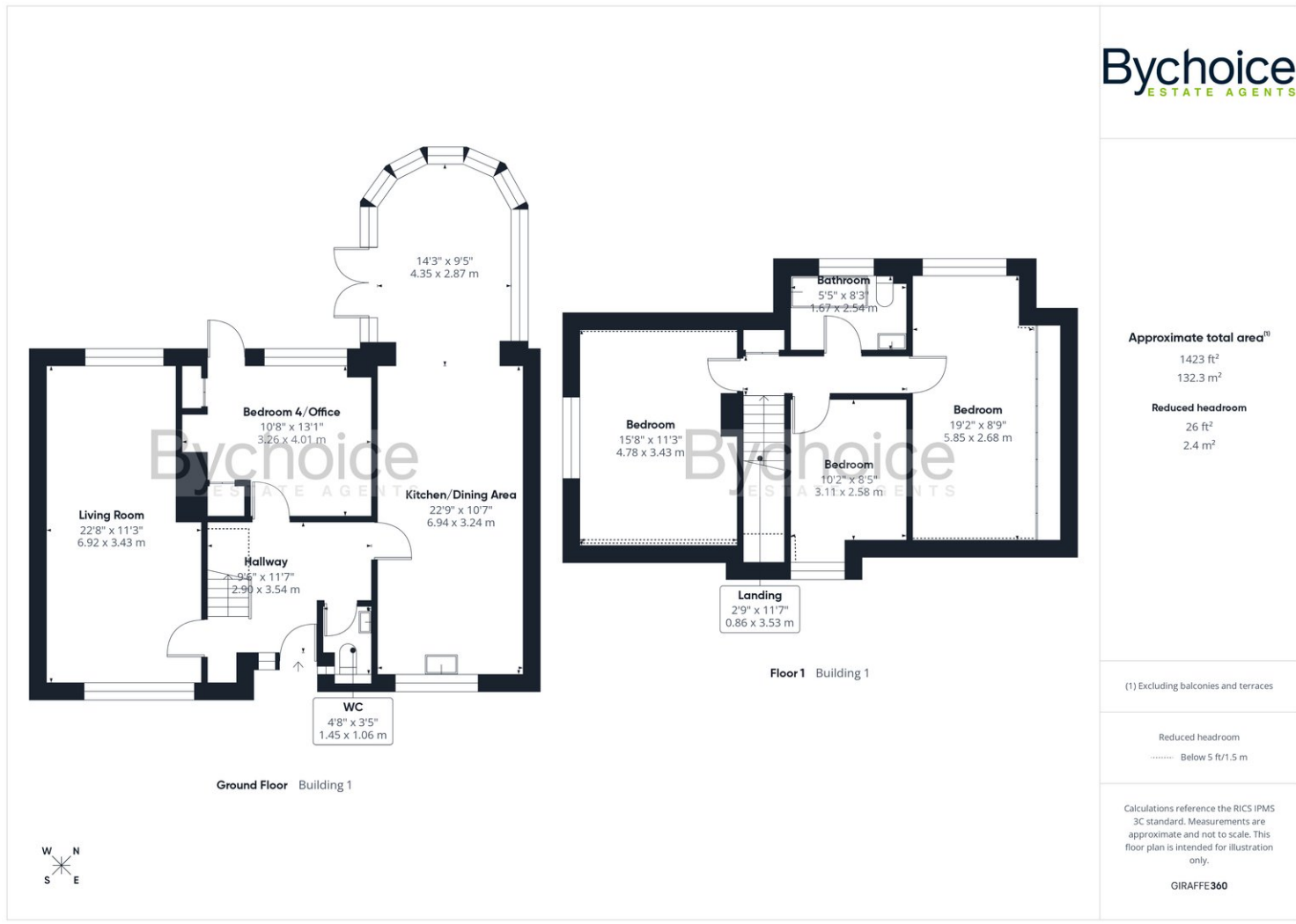












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Council & Council Tax Band – West Suffolk Council - Tax Band - D

Tenure – Freehold

Broadband – Up to 54mbps (data obtained from Ofcom)

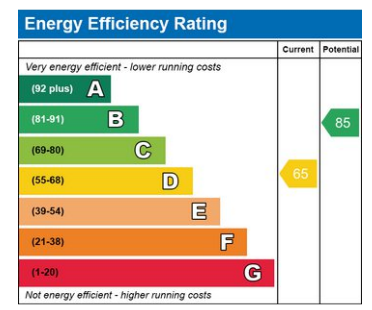
Mobile Coverage – EE, Three, O2, Vodafone - 5G available - data obtained from Ofcom

Utilities – Mains water & drainage, mains electricity, gas central heating, water softener.

Property Construction – Brick - Standard.

Flood and Erosion Risk – Very low

AGENTS NOTE: new boiler installed 2025, new consumer unit installed 2025, New high specification kitchen installed 2025, new front door & two windows.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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