

10 Lower Byfield, Monks Eleigh, Ipswich, IP7 7JJ



**Freehold**

**£375,000**

Subject to contract

**3 bedrooms**  
**2 reception room**  
**1 bathroom**



This spacious and detached house occupies a private and elevated position at the top of a peaceful greensward in the highly sought after

# Some details

## General information

This bright and spacious property situated on an elevated position in the cul-de-sac is composed of two ground floor reception rooms in addition to the kitchen diner which is set to the rear of the property to maximise the views across the farmland behind. The ground floor is then concluded with a cloakroom located off of the entrance hall. The first floor consists of three generous and well-proportioned bedrooms all with countryside views. The family bathroom concludes the first-floor accommodation.

Entering the property via the front door you are welcomed into a bright a spacious entrance hall which provides access to all the major living spaces on the ground floor. Situated off the entrance hall to the front of the property is the family sitting room, which, like most of the rooms, has been updated under the current vendors tenure.

The bright and spacious sitting room consists of engineered oak flooring with a focal fireplace set to the far end of the room. The room benefits from a dual aspect outlook to the front and side with views across the Brett Valley. The second reception room also accessed from the hall is ideally suited for several purposes including a snug, office, dining room or ground floor bedroom if required.

Set to the rear of the property is the kitchen dining room. Split into two distinct zones the room ideally suits an open plan and social lifestyle. The bespoke fitted kitchen with worksurface on three sides incorporates a 1 1/2 bowl stainless steel sink set in front of the window to maximise the views to the rear, with and a range of storage cupboards above a below the work surface housing or creating space for several appliances such as the oven, washing machine and dishwasher. The dining room end has the additional benefit of French doors leading out onto the patio area immediately to the rear of the property which would be ideal for a sizeable table and chairs.

The ground floor accommodation is concluded by a useful cloakroom which is located off the entrance hall at the front of the property. Complete with loo and wash hand basin.

Stairs rise to the first-floor landing which provides access to all three bedrooms and the family bathroom. The master bedroom is set to the front of the property and has a built-in double wardrobe to the back wall and looks out over the Brett Valley to the front. Bedrooms two and three both have some degree of built it storage with bedroom two also having a double wardrobe. Bedroom two set to the rear of the property enjoys elevated views across the private gardens and farmland behind.

The family bathroom concludes the first-floor accommodation and consists of a three-piece suite. The bath is finished with tiled surround and mixer tap shower with a wash hand basin and loo. The room is the complete with a wall mounted heated towel rail

and a frosted window to the rear.

## Entrance hall

8' 2" x 6' 8" (2.49m x 2.03m)

## WC

6' 4" x 2' 10" (1.93m x 0.86m)

## Sitting room

21' x 10' 11" (6.4m x 3.33m)

## Kitchen

9' 11" x 8' 6" (3.02m x 2.59m)

## Dining area

11' 5" x 8' 9" (3.48m x 2.67m)

## Landing

## Bedroom one

14' 6" x 9' 10" (4.42m x 3m)

## Bedroom two

12' 9" x 10' 11" (3.89m x 3.33m)

## Bedroom three

11' 2" x 6' 7" (3.4m x 2.01m)

## Bathroom

9' 10" x 5' 5" (3m x 1.65m)

## The outside

The property is approached via a private driveway servicing only this and one other. The driveway leads down to the side of the property and finishes in front of the generous garage which has power and lighting already connected. The front garden is predominantly laid to lawn with a low beech hedge surrounding the front of the plot adding an element of privacy. The rear garden can be accessed by both side of the property and consist of three separate seating areas. The main patio area is set immediately to the rear of the property and is accessed via French doors from the dining room. Most of the garden consists of lawned expanses with surrounding flower beds.

## Where?

Monks Eleigh is a very attractive and desirable village with good connections to the market towns of Sudbury and Hadleigh where a wide range of shopping and leisure facilities can be found. Nearby Sudbury also offers a branch rail link to London's Liverpool Street station. The village has a pretty green, new community centre, village shop and post office and is set approximately 5 miles from the historic village of Lavenham.

## Important information

Council Tax Band - E

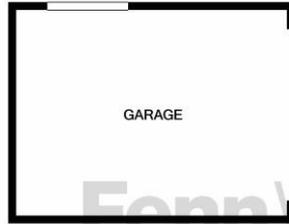
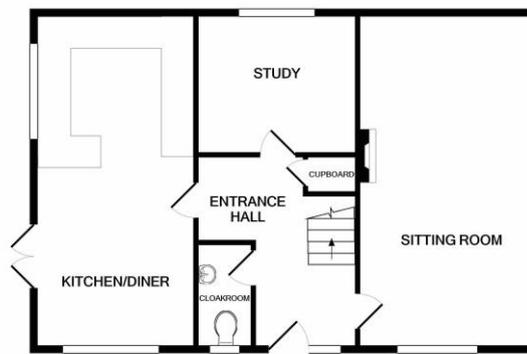
We understand the property has been fitted with a Grant condensing Oil Boiler and eco cylinder along with a water softener. We understand the property is connected to the mains water, drainage and electricity supplies.

## Directions

SatNav IP7 7JJ. For further directions please contact a member of our sales team on 01787 327000. Ref: 47997OJG

## Viewing

To make an appointment to view this property please call us on 01787 327 000.



GROUND FLOOR



1ST FLOOR

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To find out more or book a viewing

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