

Summary

This substantial three bedroom house is just one of four which form this highly regarded development located in the picturesque village of Monks Eleigh. The property is well presented throughout and boasts spacious rooms giving plenty of light, open plan living and beautiful river views.

Description

Approximate Room Sizes

ENTRANCE DOOR TO

OPEN PLAN KITCHEN/LIVING ROOM 24' 6" x 21' 7" (7.47m x 6.6m)

A bright and airy dual aspect room with double glazed windows to the front and to the rear, solid wood flooring, TV aerial point, 2 radiators, pendant lighting over dining area and inset spotlights over kitchen area. High specification kitchen includes: range of base cabinets with granite effect work surface, two matching glazed wall cabinets, inset stainless steel one and a half bowl single drainer sink with mixer taps, integrated ceramic hob with extractor hood above, integrated over, dish washer and fridge. Walls are part tiled. Doors to:

LOBBY/CLOAKROOM Tiled floor, white suite comprising of wall mounted wash hand basin with tiled splash back, low level WC, radiator and obscured double glazed window to front.

UTILITY ROOM 9' 8" x 6' 9" (2.97m x 2.06m) Double glazed window and door giving access to rear courtyard, range of base kitchen cabinets with granite effect work surface incorporating inset stainless steel single drainer sink with taps, space and plumbing for washing machine, radiator, tiled flooring and oil fired boiler.

SITTING ROOM 23' 11" x 17' 0" (7.3m x 5.2m) Another light & spacious room with dual aspect double glazed French windows each incorporating matching glazed side partitions; one accessing the courtyard at the rear of the dwelling the other leading into the front garden area, raised hearth, Jetmaster fire, inset spotlights, solid wood flooring, two double radiators, network socket, tv, fm, satellite and telephone points.

FIRST FLOOR LANDING Landing With airing cupboard housing hot water tank with pressurised hot water system, radiator, substantial built-in wardrobe and doors to the bedrooms and bathroom.

BEDROOM 1 24' 0" x 13' 9" (7.32m x 4.2m) Spacious dual aspect master suite including: range of built-in wardrobes, Juliet balcony overlooking the garden out towards the river, two radiators, vaulted ceiling, inset spotlights, tv aerial socket, network socket and telephone point, additional double glazed window to rear with farmland views beyond, door to:

EN-SUITE BATHROOM With white suite comprising bath in a tiled surround with chromium mixer incorporating shower head, tiled shower cubicle with glazed enclosure and chromium fittings, pedestal wash basin with chromium monoblock and shaver point to side, bidet, low level wc, radiator/heated towel rail finished in chrome, half tiled walls, double glazed window to rear, semi-vaulted ceiling, centre light point and extractor fan.

BEDROOM 3 16' 11" x 9' 10" (5.18m x 3m) Double glazed window to front and network socket.

BEDROOM 2 15' 7" x 9' 6" (4.75m x 2.92m) With 2 windows to front looking out towards the river, semi-vaulted ceiling and network socket.

FAMILY BATHROOM With white suite comprising bath in a tiled surround with tiled splash backs, chromium mixer to side incorporating shower head, double width tiled shower cubicle with curved glazed screen and glazed panel at one end, chromium fittings, pedestal wash basin with chromium monoblock, low level wc, bidet, half tiled walls, radiator/heated towel rail finished in chrome, double glazed window to rear, shaver point, semi-vaulted ceiling with twin centre light points, extractor fan.

OUTSIDE To the rear the courtyard garden is block paved with a mainly walled surround. To the front the garden begins with a block paved patio with the remainder being mainly laid to lawn with shrubs, during the summer months it is a very handy sun trap! An oil tank is also within the garden. Single carport and further off road parking.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – E

Tenure – Freehold

Services – Mains Drainage, Oil Fired Heating, Water, Electric

Post Code – IP7 7DU

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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39-54	E		
21-38	F		
1-20	G		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Lion Yard | Monks Eleigh | IP7 7DU

£450,000

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- Substantial Three Bedroom House
- Desirable Village Location
- 24ft Open Plan Kitchen/Dining Area
- Contemporary Fitted Kitchen & Bathrooms
- Ensuite To Master Bedroom
- Carport
- Beautiful River Views