



## Lion Yard | Monks Eleigh, Suffolk, IP7 7DU



### Features

- Available June
- Three Double Bedrooms
- Ensuite To Master Bedroom
- Spacious Accommodation
- Kitchen and Utility
- Attractive Location
- Courtyard and Gardens

Available in June is this large three-bedroom property in the increasingly popular village of Monks Eleigh. The property benefits from two reception rooms, downstairs WC, family bathroom and en-suite, three double bedrooms and off-road parking. Small courtyard and rear garden. Call now to secure a viewing!



### **KITCHEN/FAMILY ROOM**

Enter from the front door into family room. Stairs to first floor. Range of matching light brown laminate wall and base units with granite work surface over. Inset stainless steel sink, integrated ceramic hob with extractor hood over, single oven. Door to utility room and living room.

### **CLOAKROOM**

Wash basin and low-level flush WC. Window to front.

### **UTILITY ROOM**

Window and doorway to side aspect accessing courtyard. Inset stainless steel sink. Range of matching light brown laminate wall and base units with granite effect worktops over. Space and plumbing under the counter for washing machine and tumble dryer.

### **LIVING ROOM**

French doors to both front and rear aspect. Rear aspect allowing access to courtyard and front aspect to the patio and lawn. Fireplace and surround.

### **MASTER BEDROOM**

Large built-in wardrobes. Juliette balcony to front aspect overlooking the garden and further to the river. Window to rear.

### **EN-SUITE**

White suite comprising separate bath and shower with a tiled surround. Pedestal sink, low-level flush WC and bidet. Radiator/heated towel rail. Window to rear aspect.

### **BEDROOM TWO**

Window to front aspect. Pitched ceiling with pendant light.

### **BEDROOM THREE**

Two windows to front aspect. Pitched ceiling with spotlights.

### **BATHROOM**

White suite comprising separate bath and shower with a tiled surround. Pedestal sink, low-level flush



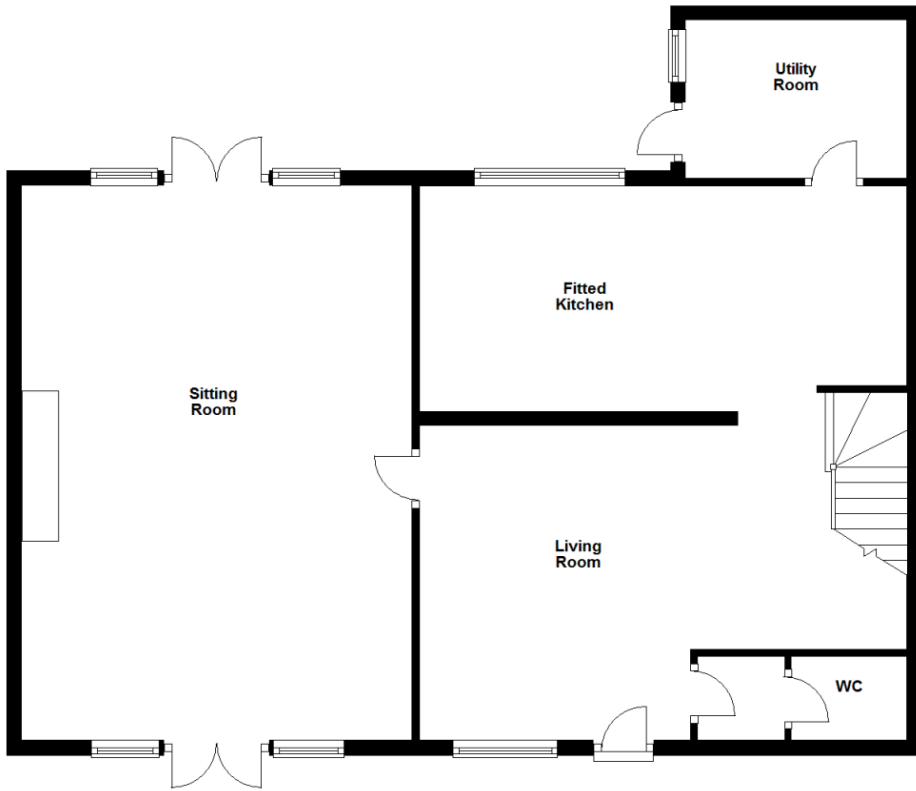


WC and bidet. Radiator/heated towel rail.  
Window to rear aspect.

#### **OUTSIDE**

To the rear, the courtyard garden is block paved with a walled surround. Accesible from patio doors in living room and back door from utility room. The front boasts a block paved patio with the remainder laid to lawn with shrubs. Oil tank in bottom corner. Single carport and parking.





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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 are 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 B2304



