



**Old Cottage, The Street,
Monks Eleigh, Suffolk**

**DAVID
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OLD COTTAGE, THE STREET, MONKS ELEIGH, IPSWICH, SUFFOLK, IP7 7AU

Monks Eleigh is a pretty Suffolk village, bisected by the river Brett and surrounded by undulating countryside. There is a strong sense of community with well supported pub, shop, post office and Parish Church. The market town of Sudbury, 8 miles, provides a comprehensive range of amenities with a commuter rail service to London Liverpool Street, whilst the smaller town of Hadleigh stands about 4 miles to the East. Ipswich is 16 miles and provides fast access to the A14 and A12 trunk roads.

A charming Grade II listed cottage situated in a highly-regarded and well-served Suffolk village which displays numerous original characterful features including exposed timbers, brickwork and an inglenook fireplace. The property contains flexible accommodation over two levels which includes a sitting room, dining room/third bedroom, breakfast area/reception room and a kitchen. Two double bedrooms are served by a bathroom and there is also the benefit of a private enclosed south-facing rear garden. **NO ONWARD CHAIN.**

A two/three bedroom character cottage in a pretty and well-served Suffolk village.

Front door leading to:-

ENTRANCE VESTIBULE: With exposed brickwork, space for coats and shoes and Suffolk thumb latch doors leading to:-

SITTING ROOM: 14'10" x 12'3" (4.51m x 3.74m) A well-proportioned reception room with exposed timbers across the walls and ceiling and a fine mellow red brick inglenook fireplace with oak bressumer beam and inset wood burning stove situated on a brick hearth. Plenty of space for seating and a window overlooking the street scene.

BREAKFAST ROOM/RECEPTION ROOM: 15'1" x 10'7" (4.61m x 3.22m) A versatile space with room for a dining table and chairs and with a staircase rising to first floor. Sliding doors open onto an airing cupboard and open studwork leading to:-

KITCHEN: 10'0" x 8'10" (3.04m x 2.68m) Containing a matching range of base and wall level units with wood effect worksurfaces incorporating a double sink with mixer tap above and drainer to side. Space for a number of appliances including a free-standing cooker, refrigerator/freezer and space and plumbing for a washing machine. Window with a pretty

south-facing view across the rear garden and wood and glass panel door opening onto terracing.

DINING ROOM/BEDROOM 3: 14'4" x 8'4" (4.37m x 2.55m) Currently utilised as a comfortable double bedroom but which could easily serve as a further reception room if required. Exposed timbers, useful understairs storage cupboards off and with a door reconnecting to the entrance vestibule. Window overlooking the street scene.

BATHROOM: Recently refurbished and containing a bath with shower over, WC, pedestal wash hand basin and a chrome heated towel rail.

First Floor

LANDING: With exposed brick and timbers and thumb latch doors leading to:-

BEDROOM 1: 15'10" x 12'5" (to midpoint of eaves) (4.82m x 3.78m) A charming double bedroom with a dual aspect outlook over the rear garden and street scene below. Recessed wardrobe space.

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BEDROOM 2: 14'3" x 8'4" (4.34m x 2.55m) A further double bedroom with exposed timbers.

Outside

In front of the cottage is readily available on street unallocated parking both along The Street and Church Hill. The property benefits from a private enclosed south-facing rear garden with an expanse of lawn bordered by fencing and mature hedging. Adjacent to the property itself is a stone paved terrace providing an elevated area of seating and a gate onto a side pedestrian access. There is the additional benefit of a weatherboarded **STORAGE SHED**.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The property is Grade II listed and thought to date back to the late 15th century and also stands within a conservation area.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

COUNCIL TAX BAND: C

TENURE: Freehold

CONSTRUCTION TYPE: Timber framed

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes **Speed:** up to 56 mbps download, up to 12 mbps upload
Phone signal: Yes – EE, Three

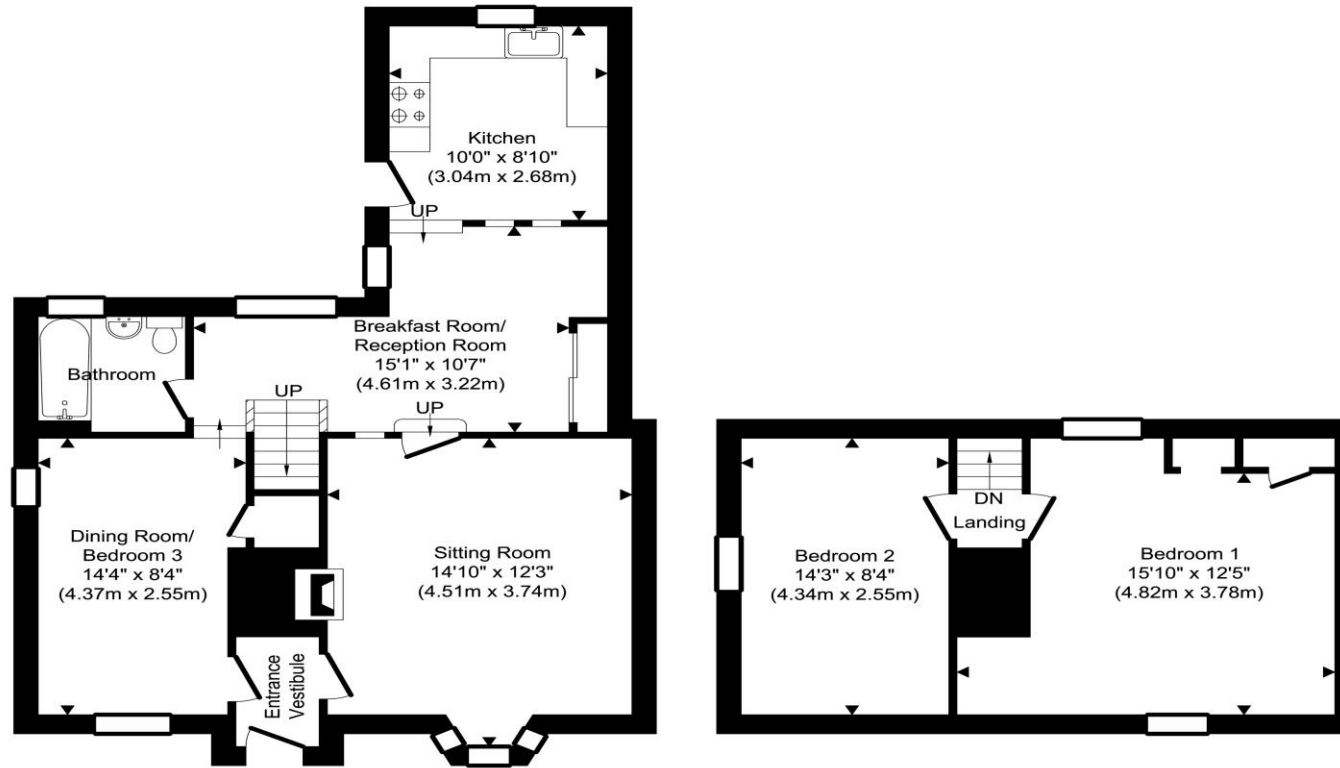
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WHAT3WORDS: waistcoat.encoding.punch

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
624.52 sq. ft.
(58.02 sq. m)

First Floor
Approximate Floor Area
339.70 sq. ft.
(31.56 sq. m)

TOTAL APPROX. FLOOR AREA 964.23 SQ.FT. (89.58 SQ.M.)
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