



**1 Lower Byfield,
Monks Eleigh, Suffolk**

**DAVID
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1 LOWER BYFIELD, MONKS ELEIGH, IPSWICH, SUFFOLK, IP7 7JJ

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 spacious four-bedroom detached bungalow with a private south-facing garden amounting to 0.33 acres. with en-suite to master bedroom, off-road parking and garage being offered with **NO ONWARD CHAIN**.

A four-bedroom detached bungalow with south-facing garden, garage and off-road parking.

Front door leading to:-

ENTRANCE VESTIBULE: A sheltered area with space to remove shoes and coats with windows overlooking the front garden and obscure glass door leading to:-

ENTRANCE HALL: An inviting space with double door cupboard offering useful storage for shoes and coats with open staircase leading to:-

SITTING/DINING ROOM: 26'0" x 17'1" (7.92m x 5.21m) A long room stretching across the back of the property with floor-to-ceiling windows overlooking the southerly facing private rear garden and divided into two distinct areas by a central Yorkstone fireplace and chimney breast with French doors leading to rear garden terrace and doors leading to:-

KITCHEN: 10'6" x 10'2" (3.20m x 3.10m) Similar to the reception room, this is a part-vaulted room with charming views over the rear garden and a modern fitted kitchen with stone effect worktop, one-and-a-half oven, ceramic hob with extractor above, one-and-a-half sink with drainer unit and mixer tap, fridge and space for washing machine. Obscure glass door providing side access.

GARDEN ROOM: 13'2" x 9'1" (4.01m x 2.77m) Accessed off the sitting room, this is a wonderfully light room offering panoramic views over the rear garden with French doors leading to a rear garden terrace.

BEDROOM 1: 14'4" x 12'0" (4.37m x 3.66m) A wonderfully light room with large window overlooking the rear garden and countryside beyond. This room is fitted with a range of bespoke solid wood wardrobe and drawer units. Door leading to:-

EN-SUITE: Wash hand basin with vanity unit and mixer tap, close coupled WC with vanity unit surround and mirror cabinet.

BEDROOM 2: 10'11" x 10'1" (3.33m x 3.07m) A generous second double bedroom with five built-in wardrobes with matching drawer units and window overlooking the front garden.

BEDROOM 3: 10'11" x 9'0" (3.33m x 2.74m) A spacious third bedroom with plenty of space for a double bed and other furniture with a bespoke fitted cupboard and desk unit offering useful storage.

BEDROOM 4: 10'11" x 6'10" (3.33m x 2.08m) This room is currently utilised as a dressing room but would work well as a single bedroom or study with views over the front garden.

BATHROOM: A more recently refitted suite consisting of large wash hand basin with mixer tap and WC with bespoke fitted cupboards and stone effect worktop surround. Double-width walk-in shower cubicle with overhead shower and handheld shower with attractive tile surround and heated towel rail.

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Outside

To the front of the property you will find a large block paved drive that provides ample **OFF-ROAD PARKING** as well as access to the **GARAGE** with up-and-over door and power connected with matching block paved footpath leading to the front door. The front garden is predominantly laid to lawn with stepped raised borders full of mature shrubs and hedging as well as seasonal colour with footpath and side gate leading to the rear garden.

The rear garden is one of the property's most attractive features being of a southerly aspect with mature hedge boundaries providing a secluded outlook with a range of fruit trees, mature shrub borders providing seasonal colour with the rest of the garden being predominantly laid to lawn with an initial raised terrace seating area being a great space for entertaining to the immediate rear of the property accessed off both the garden room and sitting/dining room.

GARAGE: 17'7" x 10'7" (5.36m x 3.23m)

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

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

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: E.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes **Speed:** up to 37 mbps download, up to 7 mbps upload

Phone signal: Yes – EE, Three.

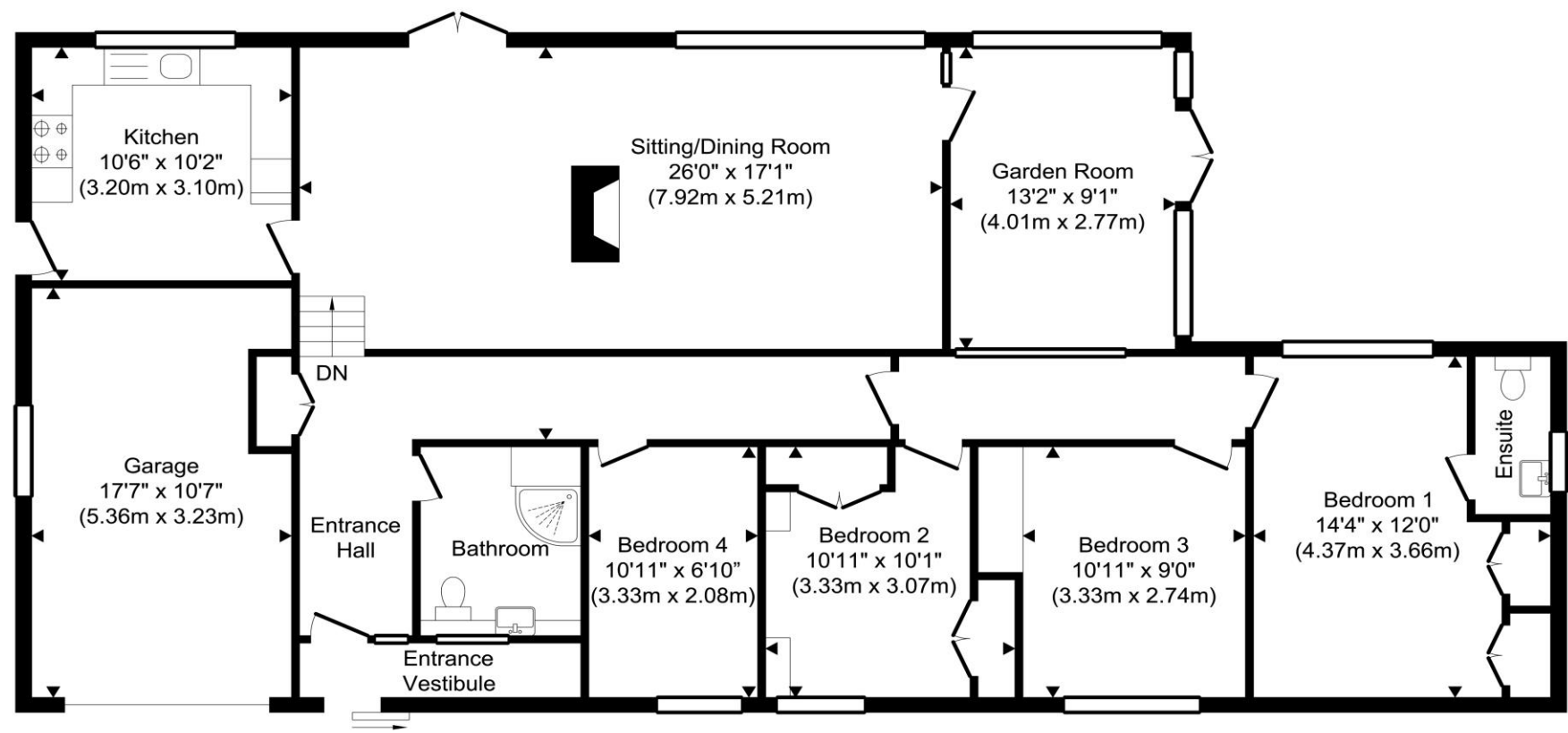
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WHAT3WORDS: ///exits.barks.candy

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 1535.79 SQ.FT. (142.68 SQ.M.)
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