



**The Manse, The Street,  
Monks Eleigh, Suffolk**

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# THE MANSE, THE STREET, MONKS ELEIGH, IPSWICH, SUFFOLK, IP7 7JE

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 delightful three-bedroom semidetached cottage overlooking the village green with a part walled garden off road parking and generous living space.

## A charming cottage situated off the village green

### First Floor

**ENTRANCE HALL: 10'8" x 7'3"** (3.25m x 2.21m) An inviting area with space for shoes and coats, exposed timbers and brickwork, staircase leading to first floor and doors leading to:-

**SITTING ROOM: 15'0" x 14'7"** (4.57m x 4.45m) A light double aspect room with large sash window offering pretty views over the village green with soft red brick feature fireplace and large understairs storage cupboard.

**DINING ROOM: 14'1" x 10'2"** (4.29m x 3.10m) Large sash window offering views over the side garden with two built-in cupboards providing useful storage.

**KITCHEN: 17'10" x 11'2" > 6'2"** (5.44m x 3.40m > 1.88m) The kitchen has been recently refitted featuring a wide range of matching shaker style cupboards with a thick wood effect worktop, integrated sink with mixer tap and drainer unit, oven with hob above with space for a washing machine and fridge/freezer.

**BEDROOM 3/SNUG: 12'7" x 9'7"** (3.84m x 2.92m) This room is situated at the back of the house with French doors leading onto the rear garden with casement window offering views to the side. This room neighbours the downstairs shower room and could easily be used as a third bedroom.

**SHOWER ROOM:** A three-piece suite consisting of a close coupled WC, wash hand basin with vanity unit and fully tiled walk-in shower cubicle.

**LANDING:** Exposed timbers and solid wooden doors leading to:-

**BEDROOM 1: 11'5" x 10'1"** (3.48m x 3.07m) With exposed timbers and casement window offering pretty street scene views to the side. This room is big enough for a large double bed with side tables with a neighbouring **dressing room** for further furniture. Solid wooden door leading to:-

**DRESSING ROOM/STUDY: 14'6" x 11'6" > 8'3"** (4.42m x 3.51m > 2.51m) Situated off bedroom 1, this is a particularly spacious room with window overlooking the side garden, exposed timbers and useful alcove for furniture. This would work well as a dressing room to the master bedroom as well as a study.

**BEDROOM 2: 14'4" x 11'2"** (4.37m x 3.40m) Situated at the front of the house, this room offers pretty views over the village green.

**BATHROOM:** A recently refitted suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit and large panel bath with mixer tap, overhead shower, shower screen and attractive tile surround.

### Outside

To the immediate rear of the property is a raised terrace with the rest of the garden being predominantly laid to lawn with established shrub boundaries and



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footpath leading to the back of the garden where you will find **OFF-ROAD PARKING**. A further footpath leads you to the side garden which wraps around to the front and is predominantly laid to lawn with a charming soft red brick boundary.

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

**EPC RATING:** Band E – 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.

**PRICE:** £1,200 pcm

**DEPOSIT:** £1,384.61

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

**CONSTRUCTION TYPE:** Timber framed.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes Speed: up to 62 mbps download, up to 14 mbps upload

**Phone signal:** Yes – EE, Three.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**WHAT3WORDS:** ///plotting.enacted.agreement

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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