



**3 Barn Close**  
**Monks Eleigh, Suffolk**

DAVID  
BURR

# 3 Barn Close, Monks Eleigh, Suffolk, IP7 7LG

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.

This exceptionally well-presented detached house occupies a lovely position in the heart of one of Suffolk's most highly regarded villages. The property offers versatile accommodation with a particularly attractive south west facing garden. Further benefits include a garage and parking.

## A well-presented detached house in the heart of a well-regarded Suffolk village.

Front door opening to:

**DRAWING ROOM:** (4.72m x 4.36m) **15'6" x 14'4"** A spacious room with double doors opening on to the garden.

**Inner Hall:** A particularly spacious area with doors to the garden, fitted shelving, storage cupboards and staircase off.

**DINING ROOM:** (3.53m x 2.31m) **11'7" x 7'7"** A lovely light room with views over the garden and offering potential to be a snug/ study etc.

**KITCHEN/BREAKFAST ROOM:** (4.34m x 2.64m) **14'3" x 8'8"** Tiled flooring and fitted with extensive range of matching modern units and work tops incorporating single drainer sink unit, vegetable drainer and mixer tap over. Plumbing for dishwasher and washing machine. Integrated electric double oven with four ring hob and extractor fan over.

**CLOAKROOM:** Fitted WC and wash hand basin.

### First Floor

**LANDING:** A useful area with access to loft storage space, large linen cupboard, further storage cupboard and doors to:

**BEDROOM 1:** (4.57m x 3.83m) **15'0" x 12'7"**

**Ensuite:** Fully tiled shower cubicle, WC and wash hand basin.

**BEDROOM 2:** (4.36m x 2.64m) **14'4" x 8'8"** A particularly light room with built in "his and hers" double wardrobes.

**BEDROOM 3:** (4.36m x 2.38m) **14'4" x 7'10"** Overlooking the garden.

**FAMILY BATHROOM:** Bath with shower over and side screen. Heated towel rail, WC and wash hand basin.

### Outside

A drive provides ample off-road parking and leads to:

**SINGLE GARAGE:** With double doors, light and power connected and personal door to rear.

The rear garden is one of the property's most attractive features, cleverly landscaped and include expanses of lawn and terracing designed to take full advantage of the south west facing aspect.

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**SERVICES:** Main water, drainage and electricity are connected. Oil fired heating to radiators.

**NOTE:** None of these services have been tested by the agent.

**EPC RATING:** 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.

**WHAT3WORDS:** //makeup.puzzle.later

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

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor  
Approximate Floor Area  
802.01 sq. ft.  
(74.51 sq. m)

First Floor  
Approximate Floor Area  
615.48 sq. ft.  
(57.18 sq. m)

**TOTAL APPROX. FLOOR AREA 1417.49 SQ.FT. (131.69 SQ.M.)**  
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