



DAVID
BURR

**3 The Willows Cottage, The Street,
Monks Eleigh, Suffolk**

3 THE WILLOWS COTTAGE, THE STREET, MONKS ELEIGH, 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 village owned shop, post office, pub, village hall 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 charming one-bedroom cottage has been fully renovated by the current owner as well as extended boasting an open-plan living space to the ground floor abutting a southerly facing rear garden with attention to detail with quality fittings throughout.

A one-bedroom cottage with southerly facing garden.

SITTING ROOM: An oak stable door brings you to this room with window overlooking the front garden and village green beyond. This is a particularly light and spacious room finished with a brick floor with your attention immediately drawn to the soft red brick open fireplace with cast iron grate and useful alcove for living room furniture as well as a large understairs storage cupboard and opening to:-

KITCHEN/DINING ROOM: The kitchen is fitted with a wide range of bespoke shaker style cupboards with a thick stone worktop incorporating a large butler sink with mixer tap and rinser with ceramic hob and oven siting within a historical fireplace as well as a wine cooler fridge and further fridge/freezer. Beyond this you will find a **dining area** that sits within a part-vaulted room finished with a brick floor with bifold doors leading out onto a rear terrace with pretty garden views beyond. Door leading to:-

SHOWER ROOM: A three-piece suite consisting of a traditional Victorian style pedestal wash hand basin with mixer tap, double-width walk-in shower with attractive tiled surround, close coupled WC and heated towel rail. Also in this room you will find a utility cupboard with matching storage cupboard above.

First Floor

LANDING: A door from the sitting room and staircase brings you to the landing which is finished with an intricate panelling with further shelves for storage and doors leading to:-

MASTER BEDROOM: Space for a large double bed, two double fitted wardrobes offering fantastic shelf and hanging storage with elevate views over the village green.

BATHROOM: A traditional three-piece suite consisting of a free-standing rolltop bath with central mixer tap and handheld shower, close coupled WC and wash hand basin with central mixer tap, stone surround, vanity storage below and heated towel rail.

Outside

To the front of the property is a beautiful soft red brick wall and white picket gate leading to a footpath in turn providing access to the front door.

The front garden has been landscaped for low maintenance and is predominantly shingle with a range of shrubs and rose bushes offering seasonal colour. To the immediate rear of the property you will find a large terrace seating area being a great space to enjoy the afternoon sun and for entertaining with useful storage shed and borders to either side offering seasonal colour with a further dining/seating area situated to the back of the garden.

SERVICES: Main water and drainage. Main electricity connected. Electric heating. Underfloor heating in the kitchen/dining room and ground floor bathroom. **NOTE:** None of these services have been tested by the agent.

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AGENT'S NOTES

The property is Grade II listed and situated in a conservation area.

EPC RATING: Exempt – Listed.

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

COUNCIL TAX BAND: B.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: nudge.asks.gates

VIEWING: Strictly by prior appointment only through DAVID BURR.

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