



DAVID
BURR

Salix Cottage, The Street,
Monks Eleigh, Suffolk



SALIX 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 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.

An attractive semi-detached Victorian style contemporary property built approximately 15 years ago within a picturesque and highly regarded Suffolk village. The property contains well-designed accommodation over two levels including a sitting room, garden room and an open-plan kitchen/dining room. Upstairs are three bedrooms (the master with en-suite) and a family bathroom and there is the additional benefit of a ground floor cloakroom. Outside, the property provides a low maintenance courtyard style south facing garden as well as off-road parking and a garage.

An attractive three-bedroom semi-detached house in a picturesque and well-served village.

Front door leading to:-

ENTRANCE HALL: With staircase rising to first floor and a useful storage cupboard below. Door leading to:-

KITCHEN/DINING ROOM: 19'5" x 9'1" (5.92m x 2.78m) With tiled flooring and arranged into two parts with plenty of space for a dining table and chairs. The kitchen contains a matching range of base and wall level shaker style units with wood effect worksurfaces incorporating a stainless-steel sink with a mixer tap above and a drainer to side and a four-ring hob (with one induction ring) and extractor fan over. Integrated appliances include a Smeg dishwasher and John Lewis double electric combination oven as well as a warming drawer. Space for a free-standing refrigerator/freezer and space and plumbing for a washing machine. Plenty of storage including display cabinets. Double-glazed sash window and a door leading onto the rear garden.

SITTING ROOM: 15'9" x 9'10" (4.81m x 3.00m) An attractive room with a double-glazed sash window and a central working fireplace with a Victorian style surround and slate tiled hearth. Double doors leading to:-

GARDEN ROOM: 10'3" x 9'5" (3.12m x 2.87m) A versatile addition with floor-to-ceiling glass panel doors opening onto the garden.

CLOAKROOM: With tiled flooring and containing a WC and a corner pedestal wash hand basin with tiled splashback.

First Floor

LANDING: With access to loft storage space, airing cupboard off and doors leading to:-

BEDROOM 1: 12'9" x 12'3" (3.88m x 3.74m) An attractive dual aspect double bedroom with door leading to:-

EN-SUITE: With a corner shower with glass sliding doors, WC and a pedestal wash hand basin.

BEDROOM 2: 9'10" x 9'6" (3.00m x 2.90m) A further double bedroom with an outlook to the rear. Access to loft storage space.

BEDROOM 3: 9'5" x 6'9" (2.87m x 2.06m) Currently in use as a dressing room but which would make an ideal guest room if required.

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BATHROOM: Containing a panel bath with a mixer tap and shower over, WC and a wash hand basin.

Outside

The property is approached via a block paved driveway which serves just a small number of dwellings and in turn leads onto an area of **OFF-ROAD PARKING** in front of a:-

GARAGE: 19'5" x 9'2" (5.91m x 2.80m) With wooden double doors and power and light connected.

The garden itself has been designed with low maintenance in mind and is finished with York stone paving and provides attractive areas of seating arranged primarily over two levels and which faces due **SOUTH**.

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

AGENTS NOTES

The property is situated within a conservation area.

EPC RATING: Band C – 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: D

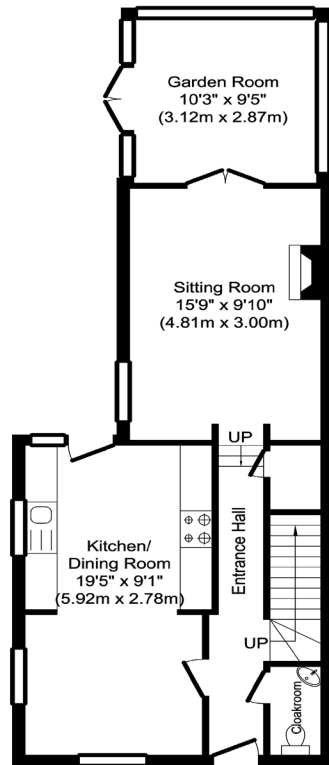
TENURE: Freehold

WHAT3WORDS: ///cherish.shelving.hovered

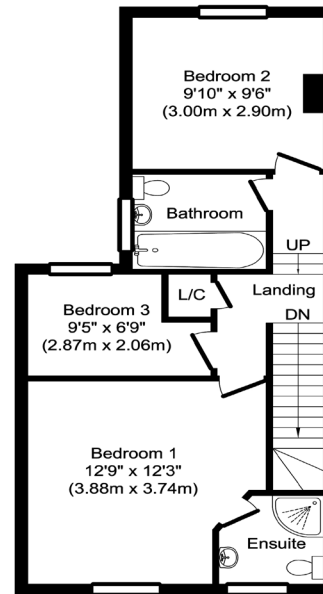
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

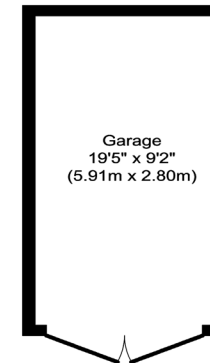
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Ground Floor
Approximate Floor Area
554.55 sq. ft.
(51.52 sq. m)



First Floor
Approximate Floor Area
454.12 sq. ft.
(42.19 sq. m)



Garage
Approximate Floor Area
178.03 sq. ft.
(16.54 sq. m)

TOTAL APPROX. FLOOR AREA 1186.72 SQ.FT. (110.25 SQ.M.)
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