



**Eleigh House, The Street,
Monks Eleigh, Suffolk**

**DAVID
BURR**



ELEIGH HOUSE, 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.

A substantial, contemporary detached house situated in a tucked away location within the centre of a highly regarded and picturesque Suffolk village. The property provides high specification accommodation over two levels which places clear emphasis on open-plan living with a substantial island kitchen/breakfast/sitting room, separate dining/living room, study, utility and cloakroom. Upstairs are four well-proportioned double bedrooms (two with en-suite) and a family bathroom. There is the further benefit of private off-street parking as well as a double garage. The gardens have been beautifully curated with a superb and diverse array of colourful flowers, mature trees and hedging which have been designed to create stunning areas of seating with a high degree of privacy.

A four-bedroom detached house with beautiful gardens in the centre of a highly regarded village.

Front door leading to:-

ENTRANCE HALL: With high-quality porcelain tiled flooring with underfloor heating below (which continues throughout the rest of the ground floor). Staircase rising to first floor and with doors leading to:-

DINING/LIVING ROOM: A well-proportioned room with solid oak flooring, double-glazed, double-hung sash window and a central open fireplace with a polished slate hearth and surround. Opening leading to:-

KITCHEN/BREAKFAST/SITTING ROOM: Containing a high-quality Nolte kitchen with a matching range of base and wall level units with polished Quartz worksurfaces incorporating a Franke stainless-steel sink with Hansgrohe mixer tap above and drainer to side and a five-ring AEG induction hob with Elica extractor fan over. A range of integrated appliances include twin Miele electric combination ovens, microwave and steamer as well as a full-height refrigerator and separate freezer. Integrated Bosch dishwasher, water softener and a large central island with a single piece of polished Quartz which also provides breakfast seating. Plenty of room for seating arranged around a Stovax contemporary log burning stove with a stone surround and hearth. Pretty bay window with double doors opening onto terracing. A continuation of polished porcelain tiled flooring with underfloor heating below. Additional double doors leading onto the garden and a further door leading to:-

UTILITY/BOOT ROOM: Also with a matching range of base and wall level units with worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Space and plumbing for a washing machine and space for tumble dryer. Boiler cupboard off and door opening onto side gardens.

STUDY: An ideal space to work from home with a dual aspect outlook.

CLOAKROOM: Containing a WC, pedestal wash hand basin, space for coats and shoes and useful understairs storage cupboard off.

First Floor

LANDING: With access to loft storage space, double doors opening onto an airing cupboard and further doors leading to:-

BEDROOM 1: A well-proportioned double room with a range of floor-to-ceiling bespoke fitted wardrobes with inset shelving and hanging rails with automatic lighting and a drawer unit as well as power sockets useful for a television. Double doors open onto a further fitted wardrobe with inset shelving and hanging rail. Double-hung, double-glazed sash window with a superb outlook over the property's garden. Door leading to:-

EN-SUITE: With wood effect porcelain tile floor and partially tiled walls and containing a large walk-in shower with rainfall style showerhead and additional

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attachment below. WC, wash hand basin with storage below and a chrome heated towel rail.

BEDROOM 2: A well-proportioned double room with a fitted double wardrobe with inset shelving and hanging rail and a door leading to:-

EN-SUITE: Containing a large walk-in shower with rainfall style showerhead, additional attachment below and a glass screen. WC, pedestal wash hand basin, chrome heated towel rail and a shaver point. Partially tiled walls.

BEDROOM 3: A further double bedroom situated at the rear of the house with a wonderful outlook across the garden and a double fitted wardrobe.

BEDROOM 4: A further double bedroom with a range of fitted storage.

BATHROOM: Containing a bath with tongue-and-groove panelling, tiled surround and mixer tap above, WC, pedestal wash hand basin and a chrome heated towel rail. Corner shower with tiled surround and glass sliding doors.

Outside

The property is approached via a privately owned driveway which serves a small number of dwellings and which leads to a private area of **OFF-STREET PARKING** for two vehicles which stands in front of a:-

DOUBLE GARAGE: With twin sets of timber double doors, power and light connected, roof storage space and a personnel door and window.

In front of the property is a paved terrace with a discreet area of storage suitable for bins to the side of the garage. A pedestrian gate leads into a side garden which has been designed with a range of raised beds enclosed by oak sleepers and with a mature damson tree and a high-quality **GREENHOUSE**. The rear garden, which is primarily south-east facing, has been exquisitely curated with a diverse range of plants, flowers, trees and hedging. A stunning stone paved terrace is situated adjacent to the house with a substantial timber pergola adorned with a mature wisteria plant. The garden contains various areas of interest and include a fine foxglove tree, wedding cake tree, a number of ornamental cherries, substantial hydrangea plants and beautifully clipped

hedging. The garden is enclosed by a mature hornbeam hedge to provide a high degree of privacy. A further decked terrace provides an attractive elevated area of seating with a lovely outlook over woodland behind and a timber pergola with a mature jasmine plant.

In all about 0.3 acres (sts).

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating with underfloor throughout the ground floor and radiators on the first floor. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The access to the property is a privately owned road which is shared between a small number of dwellings. For more information please contact the office.

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:** F

TENURE: Freehold

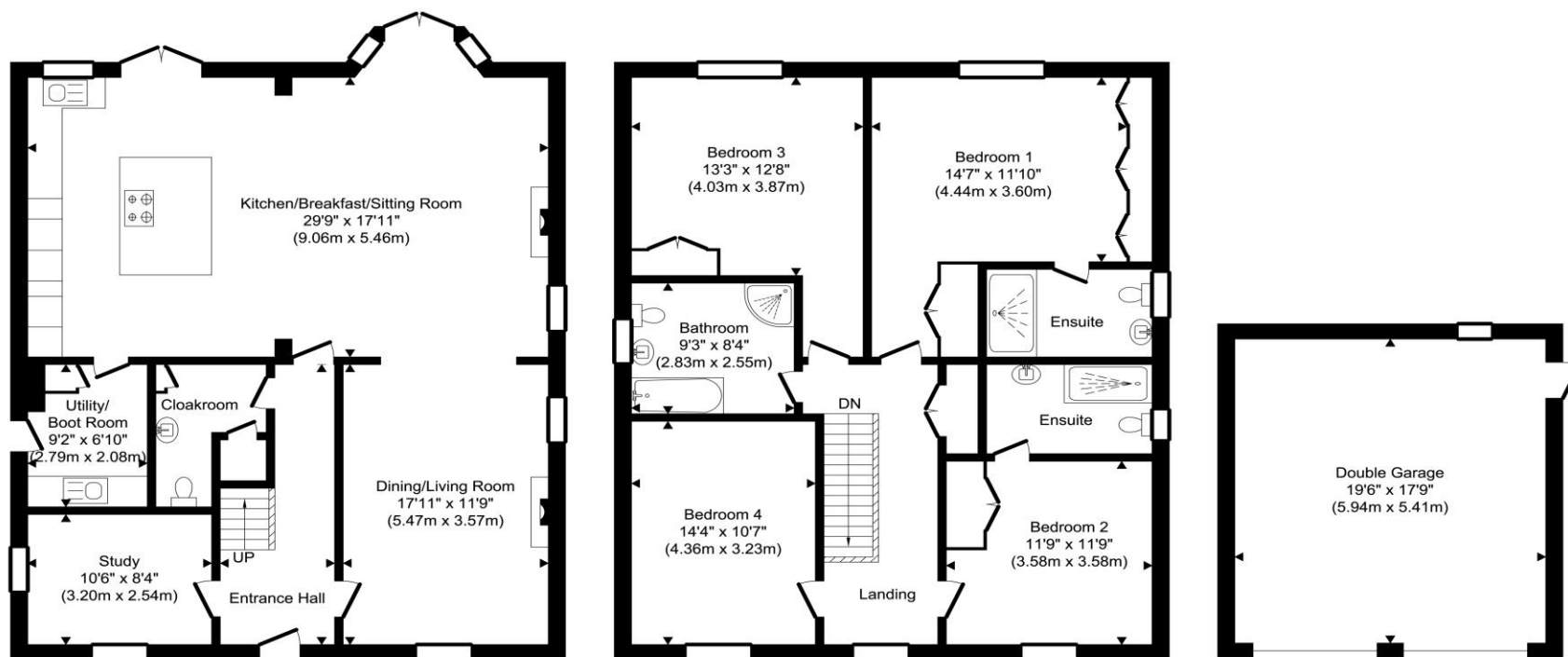
CONSTRUCTION TYPE: Block

WHAT3WORDS: witty.conforms.finishers

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
1093.61 sq. ft.
(101.60 sq. m)

First Floor
Approximate Floor Area
1080.48 sq. ft.
(100.38 sq. m)

Garage
Approximate Floor Area
347.00 sq. ft.
(32.20 sq. m)

TOTAL APPROX. FLOOR AREA 2520.69 SQ.FT. (234.18 SQ.M.)

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