



10 LOWER BYFIELD

FROST & PARTNERS

# 10 LOWER BYFIELD

MONKS ELEIGH, IPSWICH | SUFFOLK | IP7 7JJ



A bright and spacious three bedroom detached chalet-style bungalow with kitchen/diner, sitting room, study, ground floor cloakroom and first floor bathroom, together with generous gardens, detached garage, ample off road parking and countryside views. All located in the very popular village of Monks Eleigh.

As you enter the property, there is a entrance porch leading into hallway with a staircase rising to the first floor and doors to the kitchen/diner, study, cloakroom and sitting room, which windows to the front and side with view across Brett Valley, oak flooring and a feature fireplace. The kitchen/diner has windows overlooking the gardens and French doors leading out to the same. The kitchen itself comprises a stainless steel sink unit inset into a range of work surfaces with cupboards and drawers below, integrated oven, four burner gas hob with extractor above, space and plumbing for a washing machine and dishwasher. The study has a window to the rear and a cupboard housing the hot water cylinder and water softener. There is also a cloakroom on the ground floor with wc and wash basin.

On the first floor, there is a landing with doors to the bedrooms and bathroom. Bedroom 1 has a window to the side overlooking Brett Valley and built-in wardrobes.

Bedroom 2 has a window to the side overlooking the gardens and countryside beyond with built in wardrobe and recess



storage space and bedroom 3 has a window to the front. The bathroom has a window to the rear and a white suite comprising a wc, wash basin and a panelled bath with shower attachment

Outside, to the front, there is a driveway providing off road parking and leading to a detached garage. The garden to the front is laid mainly to lawn and bounded by hedging. To the rear, the gardens are also laid mainly to lawn with patio seating areas, a garden pond and a variety of mature flowers, shrubs and trees.

Guide Price - £425,000

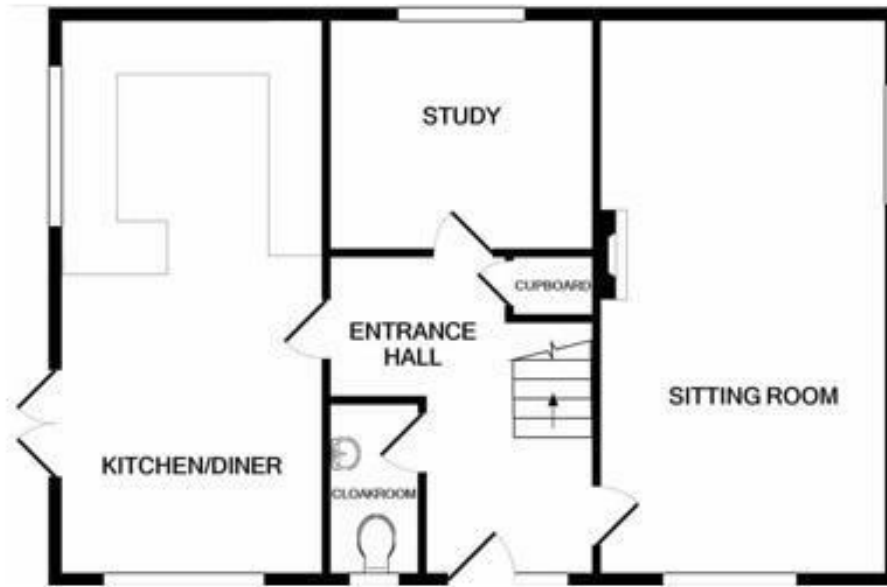
### Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax: E





1ST FLOOR



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**Frost & Partners**

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

T. 01473 823456

E. sales@frostandpartners.co.uk

www.frostandpartners.co.uk

**Important Information:**

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	