



Culver, The Street, Monks Eleigh

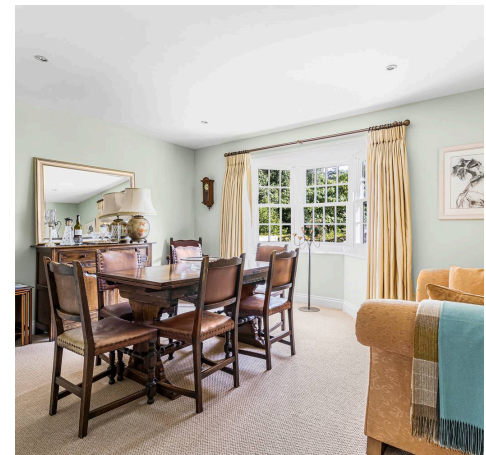
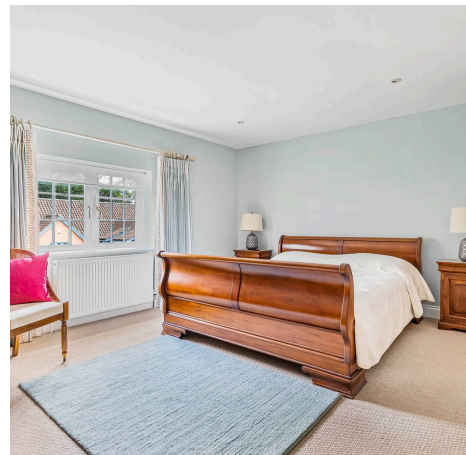
Ipswich IP7 7AU

Guide Price £595,000

Culver – Monks Eleigh

A beautifully presented and spacious four bedroom detached house with kitchen/breakfast room, sitting room, dining room, family room/study, utility room, ground floor cloakroom, first floor bathroom and an en-suite shower room, together with attractive low maintenance gardens, detached single garage and off road parking for two/three vehicles. All the located in the heart of the pretty village of Monks Eleigh.

As you enter the property through the lobby, there is a hallway with a staircase rising to the first floor, under stairs storage cupboard and doors to the kitchen/breakfast room, dining room, family room/study, cloakroom and sitting room, which has a window to the side, French doors overlooking and leading out to the rear gardens and a fireplace housing a gas fired stove. The kitchen/breakfast room has a bay window to the front and comprises a Butler sink inset into a range of worksurfaces with French oak cupboards and drawers below, central island incorporating a breakfast bar, Range style oven with induction hob and extractor above, integrated fridge/freezer and dishwasher, underfloor heating and door to the utility room, which has a window and part glazed door to the side, sink unit, work surfaces, storage cupboards, space for fridge/freezer, space and plumbing for washing machine and underfloor heating. The dining room has a bay window to the rear overlooking the gardens and the family room/study has dual aspect windows to the front and side.



Culver – Monks Eleigh

On the first floor, there is a galleried landing with windows to the front and side, access to the roof space and doors to the bedrooms and bathroom. Bedroom 1 has a window to the rear overlooking the gardens, built-in wardrobe, shelved airing cupboard and door to an en-suite shower room. Bedroom 2 also has a window to the rear overlooking the gardens and a built-in wardrobe. Bedroom 3 has a window to the front and a built-in wardrobe and bedroom 4 has dual aspect windows to the front and side. The bathroom has a window to the side and a luxury suite comprising a low level wc, wash basin, panelled bath and a separate enclosed rainfall shower.

Outside, to the front, there is a driveway with attractive flower and shrub borders, providing off road parking for two/three vehicles and leading to a detached single garage. To the rear, the gardens are of low maintenance split level nature, laid to natural stone and red brick retaining walls. All bounded by a mixture of fencing and brick walling.

Services – Mains electric, water and drainage.

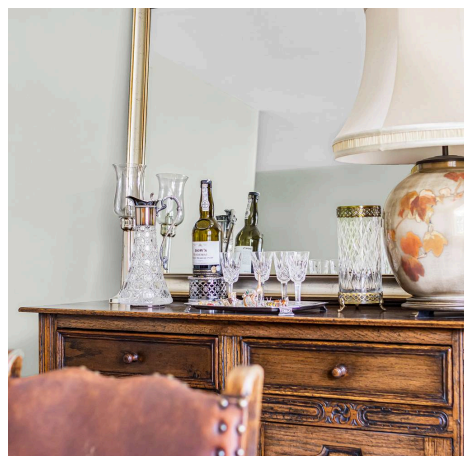
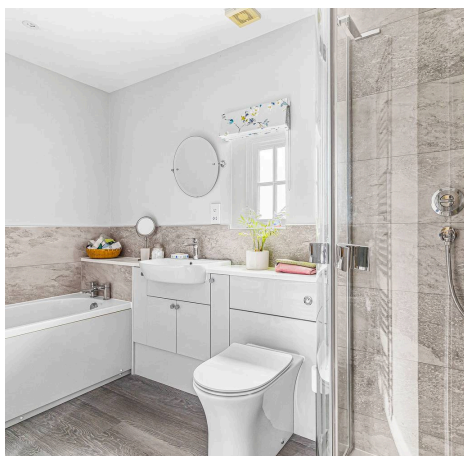
Oil fired central heating.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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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.



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

01473 823456

sales@frostandpartners.co.uk

www.frostandpartners.co.uk