



Rock Estates



Halcyon Back Lane

Monks Eleigh, Ipswich, IP7 7BA

Guide price £750,000



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Situated in the picturesque village of Monks Eleigh and occupying a substantial plot is this detached family home. Tucked away in a private setting this family home offers ample living space both internally and externally

Offering multiple reception rooms, and ground floor study, kitchen/breakfast room over looking the rear garden and further utility room along with a handy cloakroom. To the first floor the property offers four double bedrooms and a family bathroom, with the main bedroom benefitting from ample built in wardrobes and an ensuite.

The property boasts impressive grounds that are mainly laid to lawn with established trees, plants and shrubs. The rear garden is a private oasis with its extensive lawns and raised patio area making it the perfect spot to relax. To the front of the property there is a shingle driveway offering ample parking for a number of vehicles along with a double garage.

Monks Eleigh is a picturesque village surrounded by countryside and offers a range of amenities including a village shop, church and popular pub/restaurant The Swan. The market town of Sudbury, is approximately 8 miles away and provides a comprehensive range of amenities with a commuter rail service to London Liverpool Street. Ipswich is 16 miles and provides fast access to the A14 and A12 trunk roads.

Don't miss out on the opportunity to own this beautiful detached house with its abundance of space for the whole family and charming gardens. Contact us today to arrange a viewing and make this house your new home in Monks Eleigh.





Front

To the front of the property there is a driveway providing off road parking for multiple cars and a double garage. The front is partly laid to lawn with a variety of mature plants and trees. A path leads to the front door -

Entrance Hall

Stairs to the first floor. Under stairs cupboard and separate storage cupboard. Coving. Radiator. Doors to:

Living Room

22'5" x 14'1" (6.85 x 4.31)
Double glazed window to front aspect. Brick fireplace with log burner. Spotlights. Coving. Two radiators. Patio doors opening to the rear garden.

Dining Room

13'3" x 12'1" (4.04 x 3.70)
Two double glazed windows to the front aspect. Coving. Radiator.

Cloakroom

4'10" x 4'4" (1.49 x 1.33)
Double glazed window to front aspect. Part tiled walls. Low level W.C. Cupboard with inset hand wash basin. Coving. Radiator.

Office

8'8" x 5'5" (2.66 x 1.67)
Double glazed window to side aspect. Coving. Radiator.

Kitchen/Breakfast Room

12'4" x 11'9" (3.78 x 3.59)
Two double glazed windows to side and rear. Range of wall and floor mounted units and drawers. Integrated eye level oven. Electric hob and extractor hood above. Space for dishwasher. Inset sink with mixer tap over and water softener. Wall mounted boiler. Coving. Radiator. Door to:

Utility

7'2" x 6'7" (2.19 x 2.01)
Double glazed window and partly glazed door to rear. Range of wall and floor mounted units. Space for fridge/freezer and washing machine. Stainless steel sink. Coving. Radiator.

Landing

Airing cupboard providing extra storage space and housing water tank. Loft access. Coving. Radiator.

Bedroom One

13'8" x 13'3" (4.17 x 4.05)
Double glazed window to front aspect. Built in wardrobe. TV point. Coving. Radiator.

Ensuite

Double glazed window to side aspect. Shower cubicle. Low level W.C. Vanity unit with cupboards and inset hand wash basin. Shaver point. Tiled walls. Coving.

Bedroom Two

14'2" x 10'5" (4.32 x 3.18)
Double glazed window to rear aspect. Built in wardrobe. Coving. Radiator.

Bedroom Three

11'0" x 10'0" (3.37 x 3.07)
Double glazed window to front aspect. Coving. Radiator.

Bedroom Four

12'5" x 8'10" (3.79 x 2.70)
Double glazed window to rear aspect. Built in wardrobe. Coving.

Bathroom

10'2" x 6'7" (3.12 x 2.01)
Double glazed window to rear aspect. Low level W.C. Corner unit with inset hand wash basin and cupboards. Tiled walls. Bath with shower attachment. Coving. Radiator.

Rear Garden

The expansive rear garden offers a large patio area which is the perfect spot to admire the incredible array of mature trees, plants and shrubs that adorn the garden. There is a wildlife pond and a further green area to the rear of the garden. A useful wooden shed/outbuilding is nestled between the mature plants and trees.

Parking / Garage

The property benefits from a double garage with one electric and one up and over door. There is ample parking for a number of vehicles on the pea shingle driveway.



Floor Plan



Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

