



# 10 NORTHCOTE DRIVE

Monks | Leigh | Suffolk



Chapman Sticks

# 10 NORTHCOTE DRIVE, MONKS ELEIGH, SUFFOLK IP7 7NS

A MODERN TWO BEDROOM END TERRACE HOME WITH SECLUDED  
GARDEN AND OFF-ROAD PARKING

Hadleigh – 6 miles

Sudbury – 8 miles

Bury St Edmunds – 16 miles

- 
- Entrance hall • Cloakroom • Sitting / dining room • Kitchen • Two double bedrooms •
  - Family bathroom • Secluded garden • Off-road parking •







### The Property

10 Northcote Drive is a two-bedroom end terrace house which forms part of a small development in the rural parish of Monks Eleigh.

A welcoming entrance hall leads into a bright and spacious sitting / dining room which benefits from double glazed doors leading out onto the secluded rear garden. The kitchen is fitted with a range of base and eye level units and worksurfaces. New appliances include oven and gas hob, washing machine and fridge / freezer.



On the first floor a landing provides access to two double bedrooms, airing cupboard and a family bathroom. Bedroom one benefits from far reaching countryside views.

Outside, the secluded rear garden is mainly laid to lawn with a sun terrace. A side gate provides access to the front of the property, where off-road parking is available for two vehicles.

### Location

Monks Eleigh is an attractive village set within the Suffolk countryside, with a popular pub and community shop / post office. The excellent Hollow Trees Farm Shop is nearby with the market towns of Hadleigh and Sudbury both within easy reach.

### Services

We understand mains drainage, water and electricity are connected. LPG Gas central heating.

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
TBA

### EPC Rating

Current C(76). Potential B(91)



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Approximate Floor Area

Main House - 875 sq. ft / 81.26 sq. m

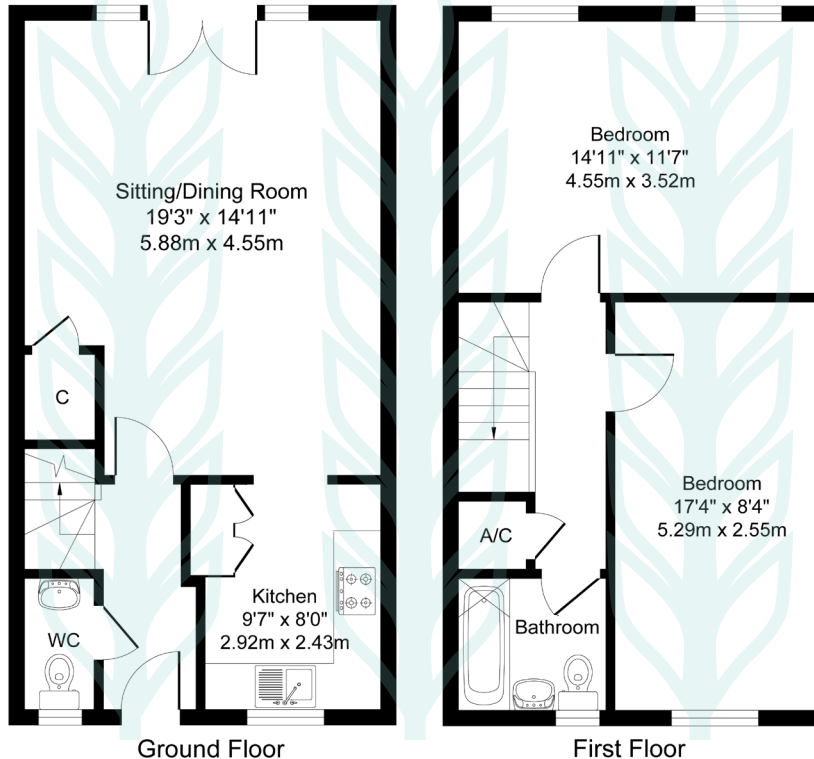


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## Chapman Sticksels

The Corn Exchange,  
Market Place,  
Hadleigh,  
Suffolk,  
IP7 5DN

info@chapmansticksels.co.uk  
www.chapmansticksels.co.uk

01473 372 372

## All enquiries:

**Benedict Sticksels**  
ben@chapmansticksels.co.uk

**Cleo Shiel**  
cleo@chapmansticksels.co.uk



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