



# 16 NORTHCOTE DRIVE

Monks | Leigh | Suffolk



Chapman Sticks

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

A MODERN TWO BEDROOM SEMI-DETACHED 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

16 Northcote Drive is a two-bedroom semi-detached 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).



# 16 Northcote Drive, Monks Eleigh, IP7 7NS

Approximate Floor Area  
Main House - 875 sq. ft / 81.26 sq. m

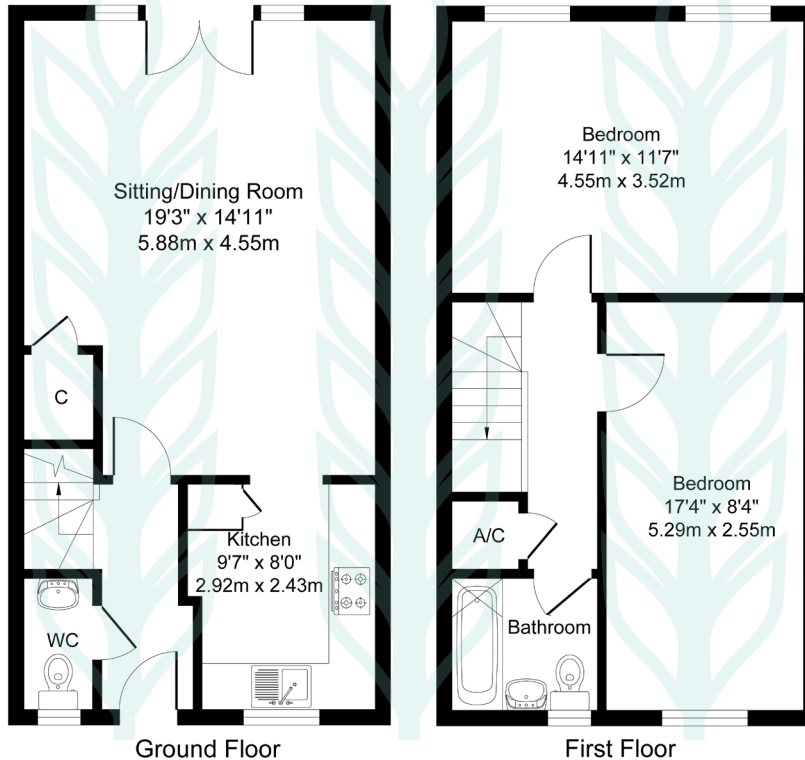


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