

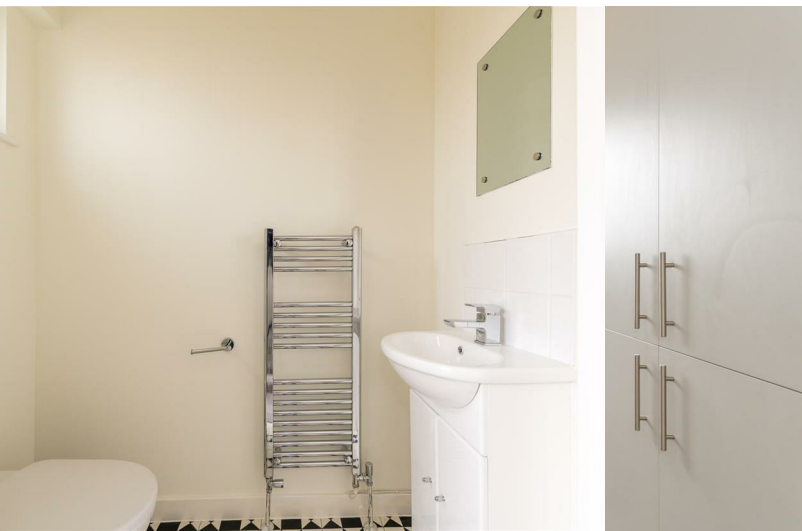
12 Northcote Drive, Monks Eleigh, IP7 7NS

Available from: 7th November 2025
Furnishing: Unfurnished

Rent: £1,200 Per month
Deposit required: £1,384

THE
**LETTING
DEPARTMENT**





A modern two-bedroom mid-terrace home with secluded garden and off-road parking

- Off Street Parking
- New Development
- Secure garden

12 Northcote Drive is a two-bedroom mid-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 work surfaces. 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(77). Potential A(92).

Local Authority and Council Tax
Babergh, Band New Build

EPC Rating
Current C(77). Potential A(92).



All enquiries:

Donna Spark
donna@thelettingdepartment.co.uk

The Letting Department
info@thelettingdepartment.co.uk
01473 372 222