



FAIRWAYS

Monks | Eleigh | Suffolk



Chapman Stickels

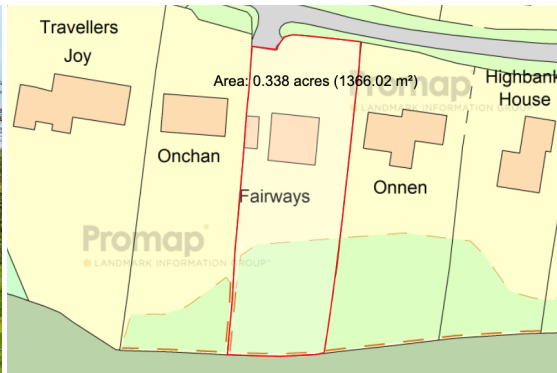
FAIRWAYS, BACK LANE MONKS ELEIGH IP7 7BA

REQUIRING MODERNISATION - A THREE-BEDROOM DETACHED CHALET STYLE
BUNGALOW WITH PRIVATE GARDENS, OFF-ROAD PARKING AND GARAGE

Boxford - 5 miles / Hadleigh - 6 miles / Sudbury - 7.7 miles

- Entrance hall • Study • Sitting room • Kitchen with dining area • Utility room •
- Cloakroom • Three double bedrooms (with one ensuite) • Family bathroom •
- Private gardens • Off-road parking • Single garage • In all, 0.34 acres •





The Property

Built in the early 1980s, Fairways is a detached chalet style bungalow which occupies a secluded, semi-rural location along a minor country lane.

Covering just under 1,500 sq.ft, the accommodation does require cosmetic upgrading throughout. However, it is evident Fairways offers much scope for improvement – both internally and externally.

The main living areas consist of a 22' long sitting room, which adjoins the rear kitchen / dining room, with bifold doors leading onto the private south-facing gardens. A sizeable utility room provides further access to the gardens and to the detached single garage opposite. The remaining ground floor comprises a front study and cloakroom.

Via a central landing, the first floor, provides a spacious main rear bedroom, with an ensuite shower room and views over the main garden. Two further double bedrooms are to the front, which are served by a family bathroom.

Occupying an elevated position, the property is discreetly set well back on the southern side of Back Lane. A drive to one side leads to a detached single garage, with adjacent parking and a raised front lawn.

To the rear of the chalet (south) is the main garden, which consists of further areas of lawn, with wooded areas which ascend to the far southern boundary. In all, the property covers some 0.34 acres.

Location

Back Lane can be described as a quaint rural hamlet, tucked away on the southern outskirts of Monks Eleigh. Monks Eleigh is an attractive village set within the south Suffolk countryside, with the popular Swan public house and community shop / post office located within walking distance of the property. The excellent Hollow Trees Farm Shop is nearby with the market towns of Hadleigh and Sudbury both within easy reach.

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Approximate Floor Area

Main House - 1479 sq. ft / 137.38 sq. m

Garage - 178 sq. ft / 16.51 sq. m



Services

Mains water, electricity and drainage are connected. Oil-fired heating.

Local Authority and Council Tax

Babergh with Mid Suffolk District Council
Band D (2025)

EPC Rating

Current D (58). Potential B (90).

what3words:

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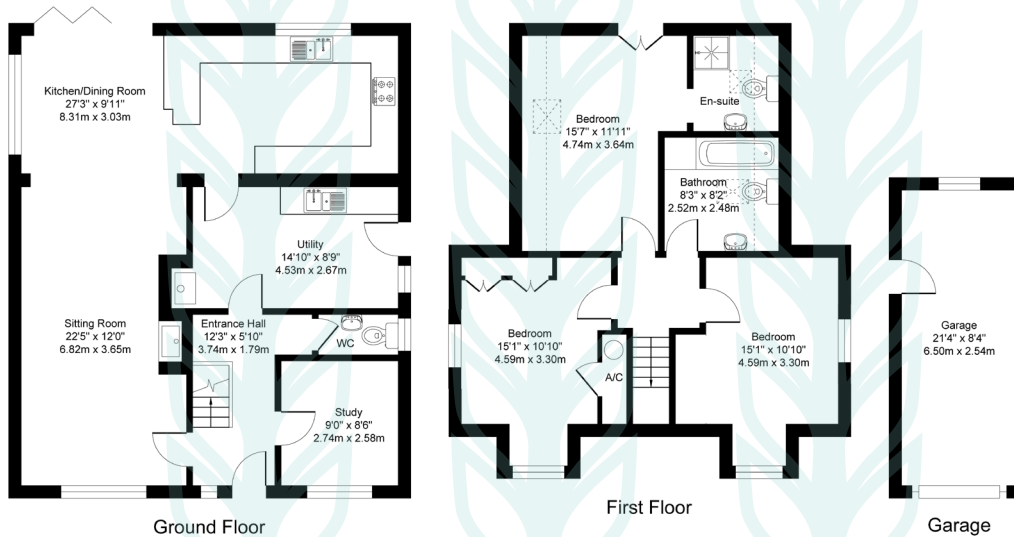


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