



**Riverside House, 4 Lion Yard,
Monks Eleigh, Suffolk**

**DAVID
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RIVERSIDE HOUSE, 4 LION YARD, MONKS ELEIGH, IPSWICH, SUFFOLK, IP7 7DU

Monks Eleigh is a pretty Suffolk village, bisected by the river Brett and surrounded by undulating countryside. There is a strong sense of community with well supported village owned shop, post office, pub, village hall and Parish Church. The market town of Sudbury, 8 miles, provides a comprehensive range of amenities with a commuter rail service to London Liverpool Street, whilst the smaller town of Hadleigh stands about 4 miles to the East. Ipswich is 16 miles and provides fast access to the A14 and A12 trunk roads.

This beautifully presented four-bedroom village home is situated at the end of a private cul-de-sac sitting within grounds of circa 0.6 acres with extensive river frontage, four reception rooms and two en-suite bedrooms with Juliet balconies.

A beautifully presented four-bedroom village home with riverside views and ample off-road parking.

Front door leading to:-

ENTRANCE HALL: An inviting space with staircase leading to first floor, bespoke oak understairs storage cupboards, oak flooring and doors leading to:-

DRAWING ROOM: This room is currently set up as a luxury cinema room with LED lighting to coving and French glass panel doors leading to rear garden terrace with pretty views over garden beyond.

SITTING ROOM/OFFICE: Oak flooring continues into this room with floor-to-ceiling window offering pretty riverside views and solid wooden door leading to:-

SNUG: A particularly cosy room with bespoke oak fitted corner unit and gas fireplace with French doors leading to rear garden terrace.

KITCHEN/DINING ROOM: The kitchen is fitted with a wide range of modern units with a stone effect worktop, matching island unit with breakfast bar, integrated one-and-a-half sink with mixer tap and drainer, ceramic hob, double eye-level oven, dishwasher and matching larder style units with space for a large American style fridge/freezer and drinks cooling

fridges with dining area beyond. French doors to rear terrace and opening to:-

ORANGERY: A wonderfully light room and a more recent addition with floor-to-ceiling windows offering pretty views over the rear garden, bifold door to rear terrace with a large lantern skylight and exposed brickwork.

UTILITY/BOOT ROOM: Accessed off the kitchen/dining room, this room is fitted with a range of cupboards with a thick worktop and tiled splashback with obscure glass door leading to rear garden and further service door leading to garden store. Space for washing machine and tumble dryer with integrated sink and drainer unit with mixer tap.

STORE: Accessed off the main drive and from the utility room, this is a useful storage space with further loft storage above.

CLOAKROOM: Close coupled WC, wash hand basin with mixer tap and attractive tiled splashback.

First Floor

LANDING: Solid wooden doors leading to:-

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MASTER BEDROOM: A part-vaulted room with **Juliet balcony** overlooking the river with further window offering views over the rear garden with a range of built-in wardrobes offering both shelving and hanging rail space and solid door leading to:-

EN-SUITE: A three-piece suite consisting of a large wash hand basin with vanity unit and mixer tap, close coupled WC and large corner shower unit with overhead shower, handheld shower and attractive tiled surround and heated towel rail.

BEDROOM 2: A wonderful guest bedroom with bespoke fitted wardrobes, **Juliet balcony** overlooking the rear garden and door leading to:-

EN-SUITE: Large wash hand basin with vanity unit and mixer tap, close coupled WC, large corner shower cubicle with overhead shower and handheld shower and attractive tiled surround and heated towel rail.

BEDROOM 3: A generous third double bedroom with useful alcove for bedroom furniture.

BEDROOM 4: A good size double bedroom with large window overlooking the rear garden.

FAMILY BATHROOM: A three-piece suite consisting of a wash hand basin with mixer tap and WC with bespoke fitted vanity unit, large corner panel bath with shower screen, overhead shower and handheld shower and attractive tiled surround.

Outside

A five-bar gate leads to a shingle drive providing ample **OFF-ROAD PARKING** and turning space with river frontage, electric car charging point with useful outside store, access to the front door and side access gate to rear.

To the immediate rear of the property is a large terrace seating area which is a great space for entertaining with French doors leading off both the drawing room, snug and bifold doors from the orangery with the rest of the garden predominantly laid to lawn with a wide expanse of water frontage with well-established raised borders to one side offering seasonal colour, shrubs and hedging with two central mature willows. Towards the back of the garden you will find a log cabin bar named by the current owners as 'The Riverside Arms' with power connected and space for white goods with a front sheltered bar with a raised decked seating area being a great space for entertaining and to enjoy the garden from.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** F.

TENURE: Freehold.

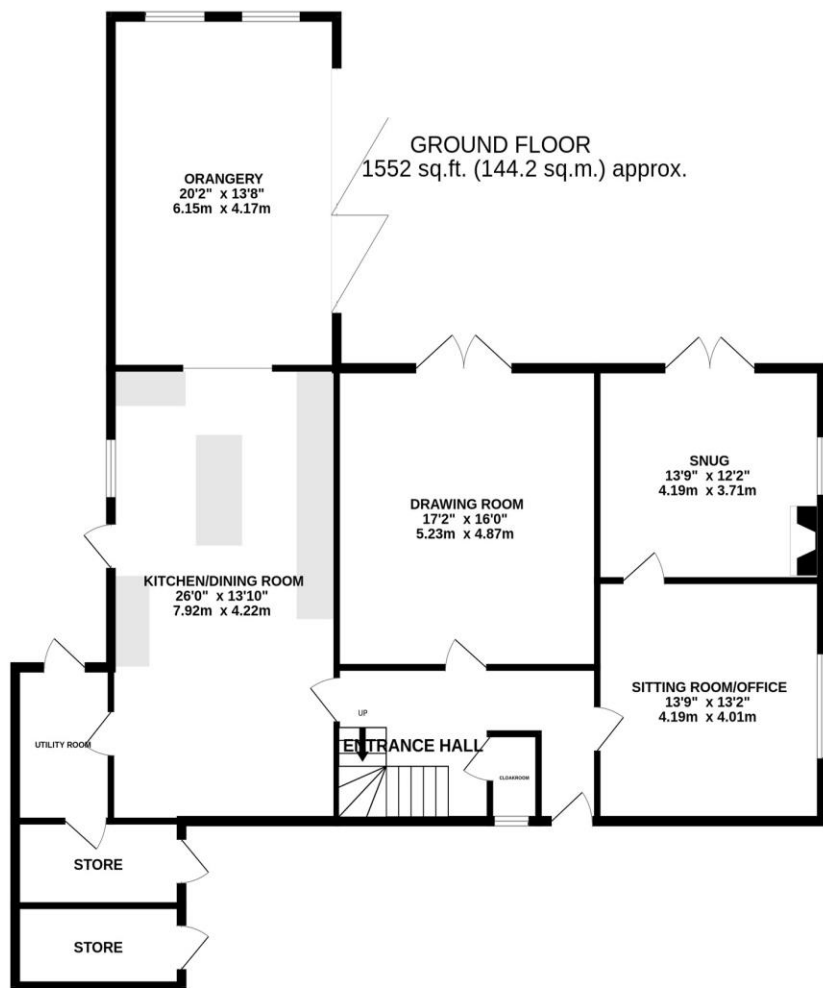
CONSTRUCTION TYPE: Brick.

WHAT3WORDS: ///lingering.fame.cocktail

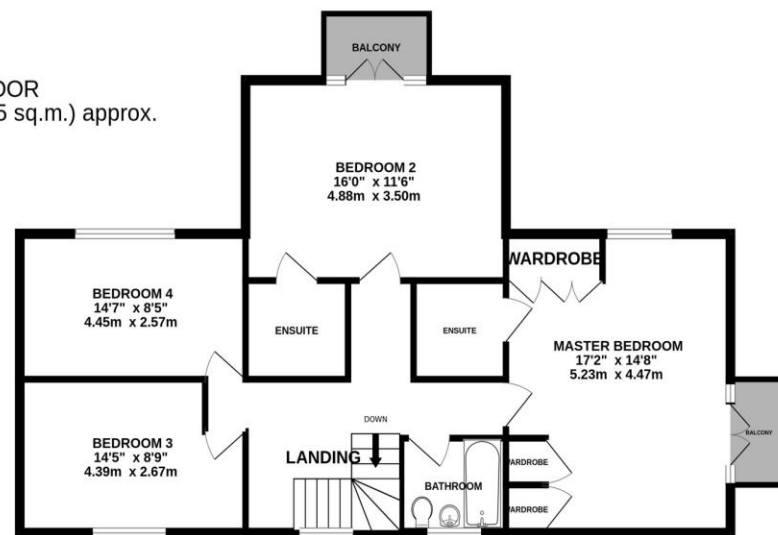
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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1ST FLOOR
888 sq.ft. (82.5 sq.m.) approx.



RIVERSIDE HOUSE - IP7 7DU

TOTAL FLOOR AREA : 2440 sq.ft. (226.6 sq.m.) approx.

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