



2 LION YARD

Monks | Eleigh | Suffolk



Chapman Sticks

2 LION YARD, THE STREET, MONKS ELEIGH, SUFFOLK, IP7 7DU

Hadleigh - 6 miles

Sudbury - 8 miles

Ipswich - 14 miles

- Kitchen / dining / living room • Utility room •
- Inner lobby • Cloak room • Sitting room • Landing •
- Three double bedrooms (with one ensuite) • Bathroom • •
- South facing garden and courtyard Garden •

The Property

Occupying a quaint, semi-rural location on the edge of Monks Eleigh, 2 Lion Yard forms part of a small residential development of just three other properties which were built in 2006.

On entering the house, the notably spacious accommodation consists of an open plan, kitchen / dining room which caters for modern living. The kitchen with breakfast bar is fitted to one corner offering extensive work surfaces, numerous units with integral appliances which includes ceramic hob and oven, dishwasher, and fridge.

To the rear is the adjacent utility room, which provides further work surfaces, cupboards, and plumbing for a washing machine. An oil-fired boiler is to one corner.

The full width sitting room is also generously proportioned, with extensive oak flooring, a central open fireplace, and French windows to each end of the room which give access to the enclosed courtyard garden to the north, and to main south facing garden.

The first floor provides three double bedrooms to the front, which all take full advantage of the scenic riverside views. Bedroom one (with an ensuite bathroom) is also full width, with a Juliet balcony and built in wardrobes. Bedrooms two and three are served by a family bathroom to the rear.

AN INDIVIDUAL AND SPACIOUS MEWS HOUSE OCCUPYING A SECLUDED RIVERSIDE SETTING



Outside, the property is approached via a part shared driveway which provides off-road front parking with access to the cart lodge. A pedestrian gate leads into the enclosed front garden, consisting of extensive paving and an area of lawn defined by timber and wicker-willow fencing. The property's southern boundary extends beyond the main garden and drive, which abuts the banks of the River Brett.

Immediately to the rear is an enclosed courtyard garden which is entirely paved with a high boundary wall fronting the village road.

Location

Located on the eastern edge of the village, Monks Eleigh is a very 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.

Services

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

EPC Rating

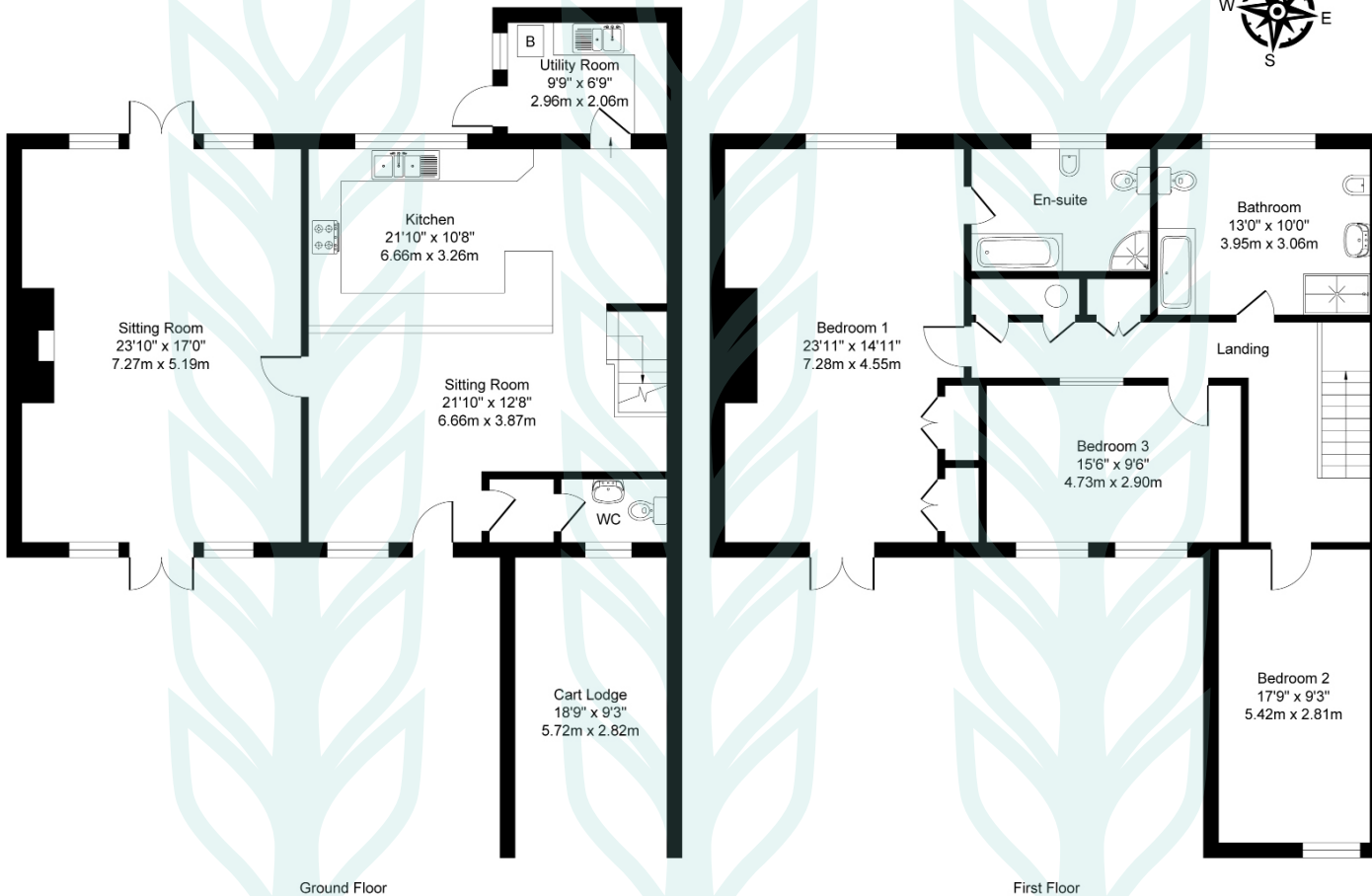
Current C (69). Potential C (79).

Local Authority and Council Tax Band
Babergh District Council
Tax Band E



2 Lion Yard, The Street, Monks Eleigh, Suffolk, IP7 7DU

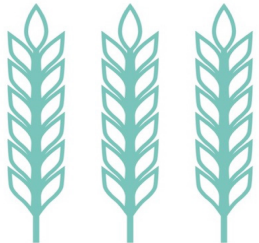
Approximate Floor Area
 Main House - 2119 sq. ft / 196.91 sq. m
 Cart Lodge - 168 sq. ft / 15.65 sq. m



Ground Floor

First Floor

Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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 Market Place,
 Hadleigh,
 Suffolk,
 IP7 5DN

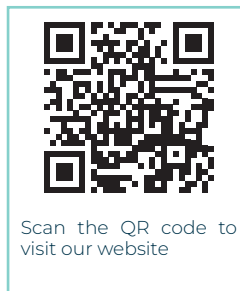
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