



CharlesWright

PROPERTIES

Selling Properties the Wright Way



1 Swingleton Hill

Monks Eleigh, Ipswich, IP7 7AD

Guide price £425,000



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Description

An attractive three bedroomed semi-detached period cottage set in the Suffolk countryside backing onto farmland. The property was extended in recent years to provide excellent family accommodation, benefitting from three receptions and a kitchen breakfast room on the ground floor, whilst complemented by three double bedrooms, an ensuite shower room and family bathroom to the first floor. The property has sealed unit double glazing and electric radiators.

Location

Swingleton Green is a hamlet within the parish of Monks Eleigh the adjoining village on a tributary of the River Brett. It is a pretty village centre around the church and village green with a popular pub, The Swan and benefits from a community shop. The village is close to the large village of Bildeston and the market town of Hadleigh with all of its amenities. Being in the Brett Valley, the countryside is one of Suffolk's best with some stunning countryside walks.

Entrance Hall

14 x 4'5 (4.27m x 1.35m)

Stairs to first floor with understairs cupboard.

Cloakroom

Sealed unit double glazed window to front, low level wc, wall mounted wash basin, tiled floor.

Sitting Room

13'6 x 12'3 (4.11m x 3.73m)

Sealed unit double glazed window to front and radiator, opening onto snug.

Snug

12 x 11'9 (3.66m x 3.58m)

Sealed unit double glazed window to front and side, wood burning stove, opening onto

Dining Room

10'1 x 9'7 (3.07m x 2.92m)

Sealed unit double glazed window to rear and bifold doors to garden terrace.

Kitchen/breakfast room

21 x 11'2 (6.40m x 3.40m)

Sealed unit double glazed window to rear and French doors to rear. White fronted gloss units incorporating sink unit and single drainer, cupboards and drawers under, adjacent units with cupboards and drawers under. Built in four ring electric hob with oven under and extractor fan above. Wall unit and eye level units, plumbing for washing machine and radiator.

First floor landing

Bedroom One

12 x 11'9 (3.66m x 3.58m)

Sealed unit double glazed window to front and rear, radiator.

Ensuite Shower Room

10 x 2'6 (3.05m x 0.76m)

Fully tiled shower cubicle, low level wc, wall mounted wash basin and heated towel rail.

Bedroom Two

11'6 x 10'8 (3.51m x 3.25m)

Sealed unit double glazed window to rear, crofted ceiling, water tank and radiator.

Bedroom Three

10'3 x 7 (3.12m x 2.13m)

Sealed unit double glazed window to front and radiator.

Bathroom

9 x 8'7 (2.74m x 2.62m)

Sealed unit double glazed window to front, panelled bath, low level wc and vanity with wash hand basin and radiator.

Outside and Gardens

To the front of the property is a large off road parking bay for three vehicles. Steps leading up to the front garden with flower and shrub beds. To the front side garden there are two garden sheds and green house

with established trees and shrubs. The rear garden is attractively laid out with numerous paths with raised flower and shrub beds, a variety of trees and shrubs enclosed by established hedging. There is an enclosed seating area.

Agents Notes

Mains water, electricity and drainage are connected to the property.

Council Tax: Band C

Local Authority: Babergh District Council

EPC: Band E

Tenure: Freehold



Road Map



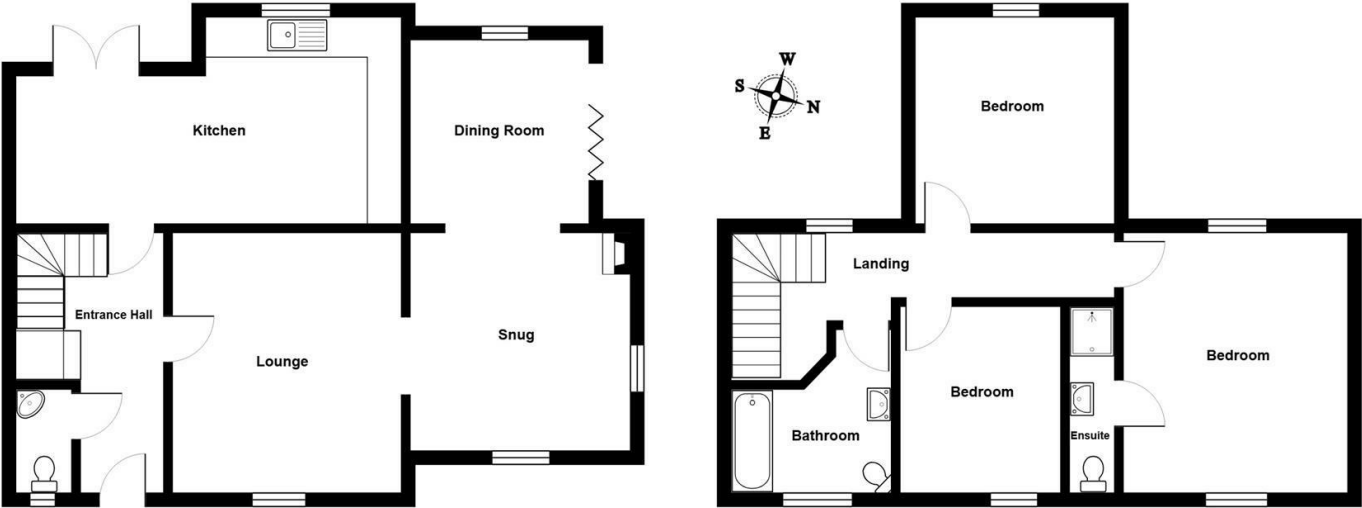
Hybrid Map



Terrain Map



Floor Plan



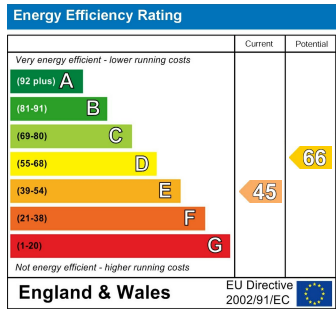
Total Area: 124.8 m² ... 1343 ft²

Viewing

Please contact our Charles Wright Properties Office on 01394 446483 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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