



**The Street, Monks Eleigh, Ipswich IP7 7JE**

**welcome to**

**The Street, Monks Eleigh, Ipswich**

**\*OFF ROAD PARKING\*** Set within this highly regarded village is this beautiful grade II listed three bedroom cottage that is brimming with character and offers deceptively spacious and extremely well presented accommodation including a large lounge and stunning kitchen/diner.



**Entrance Porch**

Door to front aspect. Door leading to:-

**Kitchen / Diner**

Secondary glazed windows to front and rear aspects. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stairs leading to second landing. Sink and drainer unit with one and a half bowl. Electric heater. Space for range cooker with hood over. Opening onto:-

**Inner Hall**

Large window and door to rear aspect. Door leading to:-

**Ground Floor Shower Room**

Two windows to rear aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle.

**Lounge**

Secondary glazed window to front aspect. Brick fireplace with inset wood burner. Stairs leading to first floor landing. Large storage cupboard.

**First Floor Landing**

Exposed beams. Doors leading to bedrooms one, two and cloakroom.

**Bedroom One**

Secondary glazed windows to front and rear aspects. Built in fitted wardrobes. Vaulted beamed ceiling. Built in and fitted wardrobes. Electric heater. Door leading to bathroom.

**Cloakroom**

Suite comprising low level WC and vanity wash hand basin.

**Bedroom Two**

Secondary glazed window to front aspect. Electric heater. Built in storage cupboards.

**Second Floor Landing**

window to rear aspect. Airing cupboard. Doors leading to bedroom three and bathroom.

**Bedroom Three**

Window to front aspect. Fitted wardrobe. Electric heater.

**Bathroom**

Secondary glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and freestanding bath. Heated towel rail.

**Rear Garden**

A private courtyard with mature shrubs. A pathway leads to the parking area.

**Driveway Parking**

Off road parking. We have been advised that the property owns the whole driveway, but the neighbouring properties have a right of access for parking.

**Agent Note**

We have been advised by the vendor that there is an element of flying freehold with the property.



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## The Street, Monks Eleigh, Ipswich

- Three bedrooms
- First floor bathroom and ground floor shower room
- Character features throughout
- Off road parking
- Beautiful courtyard garden

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: C

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD111268 - 0003

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