



DAVID
BURR

Brett Cottage
Monks Eleigh, Ipswich, Suffolk



Brett Cottage, Mill Lane, Monks Eleigh, Ipswich, Suffolk, IP7 7AA

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.

A delightful period home situated on a quiet no-through lane in a highly-regarded and picturesque Suffolk village. The property contains characterful accommodation well suited to modern family life. On the ground floor is both a sitting room, a dining room and a garden room as well as a kitchen, reception hall, cloakroom and a utility/boot room. Upstairs is a generous landing/study/playroom, three bedrooms and a bathroom (the principal with a dressing room). Outside, the property provides extensive off-street parking and beautiful mature gardens arranged to each side of the River Brett.

A beautiful period home in a tucked-away, peaceful location situated in a quaint village with local amenities and providing stunning gardens together with ample off-street parking.

SITTING ROOM: A charming room with exposed ceiling timbers and an outlook over the rear garden. Plenty of space for seating with a central fireplace with an inset wood burning stove and a pine wood surround.

DINING ROOM: With pamment tiled flooring, exposed timbers and plenty of space for a large dining table and chairs and a dual aspect outlook over both the rear garden and a courtyard area to the front of the house.

RECEPTION HALL: A welcoming area with pamment tiled flooring, exposed timbers, staircase rising to first floor and useful storage cupboard off.

KITCHEN: With laminate wood flooring and containing a matching range of base and wall level units with work surfaces incorporating a sink with mixer tap above and drainer to side, an electric fan oven with separate top oven and grill, space and plumbing for a dishwasher as well as an integrated freezer. Double doors open into the:-

GARDEN ROOM/DINING ROOM: A light and versatile room with two sets of double doors opening onto the garden and lovely views over the grounds and towards the river.

CLOAKROOM: Containing a W.C. and wash hand basin.

UTILITY/BOOT ROOM: A convenient entrance point off the driveway with space for coats and shoes, space and plumbing for a washing machine and space for tumble dryer. Pamment tiled flooring and exposed timbers.

First floor

STUDY/LANDING: A spacious area which can be utilised as a study area or a play area. Doors leading into:-

BEDROOM ONE: A stunning room with a partially vaulted ceiling, exposed beams and a dual aspect outlook and a range of fitted wardrobes. Door connecting to the:-

DRESSING ROOM: A useful area providing extensive storage with fitted shelving and hanging rails.

BEDROOM 2: A generously proportioned double bedroom with two double wardrobes providing useful storage.

Brett Cottage, Mill Lane, Monks Eleigh, Ipswich, Suffolk, IP7 7AA

BEDROOM 3: An ideal child's bedroom/double room.

BATHROOM: Recently refitted to a high standard with a bath with a shower over, a W.C. and a vanity suite.

Outside

In front of the property is a generous driveway enclosed by a timber gate which provides plenty of off-street parking for numerous vehicles. A limestone paved pathway leads to the side of the house and into the rear garden which has been beautifully maintained and is subdivided by the River Brett.

Adjacent to the house itself is a paved terrace providing a sunny area of seating with access into both the sitting room and the garden/dining room. A large open area of lawn extends towards the river with a useful garden store to one side. A newly constructed bridge leads over the river with a gate and a fence running the width of the river itself for security and peace of mind for those with children. The rear section of garden contains a number of fine mature specimen trees including a wonderful weeping willow and a summer house. An area of lawn overlooks meadowland beyond with a beautiful open view, enclosed by a post and rail fence.

Agent's notes

A gardener is provided and is included within the rental figure which will be arranged by the owner for tenants' convenience.

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

EPC RATING: Band E – 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 **WHAT3WORDS:** ///emulating.hopping.effort

VIEWING: Strictly by prior appointment only through DAVID BURR.

RENT: £2250 per calendar month **DEPOSIT:** £2596.13



Brett Cottage, Mill Lane, Monks Eleigh, Ipswich, Suffolk, IP7 7AA









