

## 30 Northcote Drive, Monks Eleigh, SUFFOLK, IP7 7NS

Available from: 1st February 2025  
Furnishing: Unfurnished

Rent: £1,650 Per month  
Deposit required: £1,903

THE  
**LETTING**  
**DEPARTMENT**







## LARGE FAMILY HOME WITH FLEXIBLE LIVING

- Large Garden
- Five Bedroom
- Flexible Living
- Off Road Parking

The Letting Department is pleased to offer this modern property for rent.

Located in Monks Eleigh, 30 Northcote Drive is large three level property. The property provides flexible living arrangements, offering five bedrooms or four bedrooms and two living areas.

On entering the property there is a downstairs cloakroom and the hall opens up to a large living area with doors out to the patio and garden. Off this area is a modern kitchen with integrated Zanussi appliances which include, fridge/freezer, dishwasher and washing machine, together with a gas hob. The kitchen has very good storage and floor to ceiling pantry cupboards.

On the first floor are two bedrooms, one with a "Jack and Jill" bathroom. One of the bedrooms on this level has wood effect flooring and could be used as a bedroom, giving the property five bedrooms or a second living area.

On the top floor are three further bedrooms. Two double bedrooms and a single bedroom, together with a shower room and toilet.

### Outside

At the front of the property there is off street parking for two to three cars. At the rear there is a large garden laid to lawn with access via the driveway or through the living area.

This property is within walking distance to the village shop/post office and the popular Swan Inn. The excellent Hollow Trees Farm Shop is nearby with the market towns of Hadleigh and Sudbury both within easy reach. The nearest doctor's surgery is nearby in the village of Bildeston, less than 2.5 miles away.



**Local Authority and Council Tax**  
Babergh, Band D

**EPC Rating**  
Current B(82). Potential (0).



**All enquiries:**

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