



Hizzy

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ESTATE AGENTS

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

Guide price £425,000 to £450'000

About the property

Guide £425'000 to £450'000 Occupying an enviable riverside position within the highly regarded Suffolk village of Monks Eleigh, this impressive chain-free home offers approximately 2,100 sq ft of spacious and versatile accommodation, forming part of an exclusive development of just three properties completed in 2006. Designed with modern living in mind, the property centres around an impressive open-plan kitchen, dining and day-to-day living space, creating a superb social hub for family life and entertaining which makes it a versatile space where cooking, dining and relaxing can all be enjoyed together. The kitchen itself is fitted with an extensive range of units and work surfaces, complemented by integrated appliances and a breakfast bar for more informal dining. A separate utility room provides further storage and laundry facilities. The generously proportioned sitting room extends across the full width of the property and enjoys a dual aspect, with French doors opening onto both the courtyard garden and the main south-facing garden. Oak flooring, an attractive open fireplace and an abundance of natural light combine to create a warm and inviting living space. The first floor comprises three substantial double bedrooms, all enjoying delightful views towards the River. The principal bedroom benefits from built-in wardrobes, a Juliet balcony and a large ensuite bathroom, whilst the remaining bedrooms are served by an equally spacious family bathroom. Both bathrooms are notably generous in size, complementing the excellent proportions found throughout the property. Combining generous living

accommodation, a sought-after village setting and a beautiful riverside backdrop, this is a wonderful home offering space, character and potential in equal measure. Whilst the property would now benefit from some cosmetic updating and redecoration in places, it offers buyers an excellent opportunity to personalise and enhance an already substantial home in a truly special setting.

Outside

Externally, the property enjoys a south-facing garden together with a driveway and car port providing covered parking. A particularly attractive feature is the property's riverside setting, with the southern boundary extending beyond the main garden and driveway to the banks of the River Brett, creating a peaceful area to relax and enjoy the surrounding wildlife. Immediately to the rear of the property is an enclosed courtyard garden, which is fully paved and enclosed by a high boundary wall fronting the village road.

Useful info

All main services are connected except for gas. The property has oil heating via radiators (not tested by the agents). Band E council tax rating with the local authority being Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///spell.blotting.crouch. Broadband download speed up to 1600mbps and upload speed up to 115mbps (source Ofcom). Mobile phone coverage good outdoor and in the home on O2, Vodafone and Three and good outdoor on EE (source Ofcom).





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- Chain Free Riverside Home
- Superb Open-Plan Kitchen, Dining & Living Space
- South-Facing Garden, Car Port & Driveway

- Approx. 2,100 Sq Ft Of Spacious Accommodation
- Three Generous Double Bedrooms
- Separate 23ft10 sitting room

- Beautiful Monks Eleigh Village Location
- Large Ensuite & Family Bathroom
- Peaceful Riverside Setting

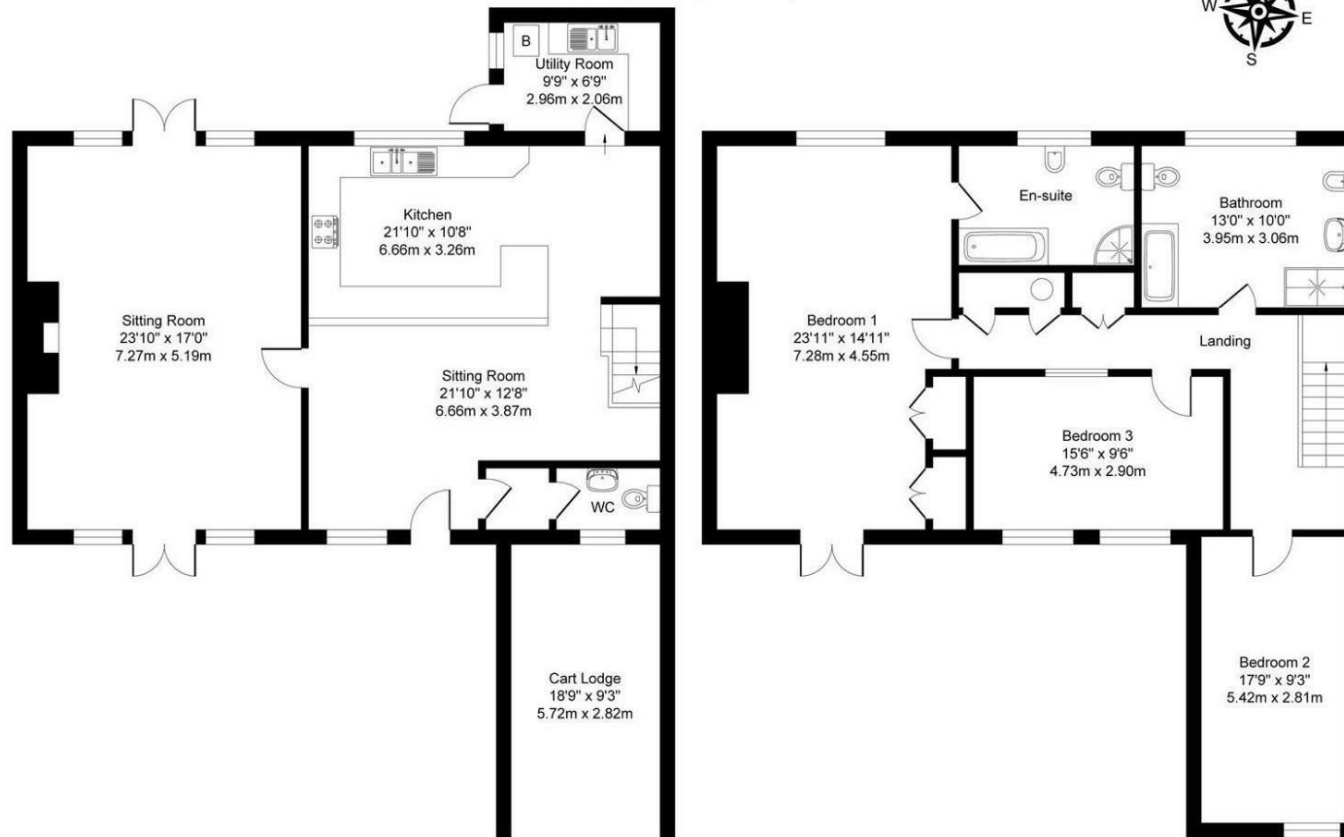




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ESTABLISHMENTS

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

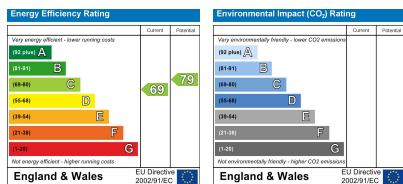


Ground Floor

First Floor

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