



12 NORTHCOTE DRIVE

Monks | Leigh | Suffolk



Chapman Sticks

12 NORTHCOTE DRIVE, MONKS ELEIGH, SUFFOLK IP7 7NS

A MODERN TWO BEDROOM MID-TERRACE HOME WITH SECLUDED
GARDEN AND OFF-ROAD PARKING

Hadleigh – 6 miles

Sudbury – 8 miles

Bury St Edmunds – 16 miles

-
- Entrance hall • Cloakroom • Sitting / dining room • Kitchen • Two double bedrooms •
 - Family bathroom • Secluded garden • Off-road parking •





The Property

12 Northcote Drive is a two-bedroom mid-terrace house which forms part of a small development in the rural parish of Monks Eleigh.

A welcoming entrance hall leads into a bright and spacious sitting/dining room which benefits from double glazed doors leading out onto the secluded rear garden. The kitchen is fitted with a range of base and eye level units and worksurfaces. New appliances include oven and gas hob, washing machine and fridge/freezer.



On the first floor a landing provides access to two double bedrooms, airing cupboard and a family bathroom. Bedroom one benefits from far reaching countryside views.

Outside, the secluded rear garden is mainly laid to lawn with a sun terrace. A side gate provides access to the front of the property, where off-road parking is available for two vehicles.

Location

Monks Eleigh is an attractive village set within the Suffolk countryside, with a popular pub and community shop/post office. The excellent Hollow Trees Farm Shop is nearby with the market towns of Hadleigh and Sudbury both within easy reach.

Services

We understand mains drainage, water and electricity are connected. LPG Gas central heating.

Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
TBA

EPC Rating

Current C(77). Potential A(92).



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Approximate Floor Area

Main House - 875 sq. ft / 81.26 sq. m

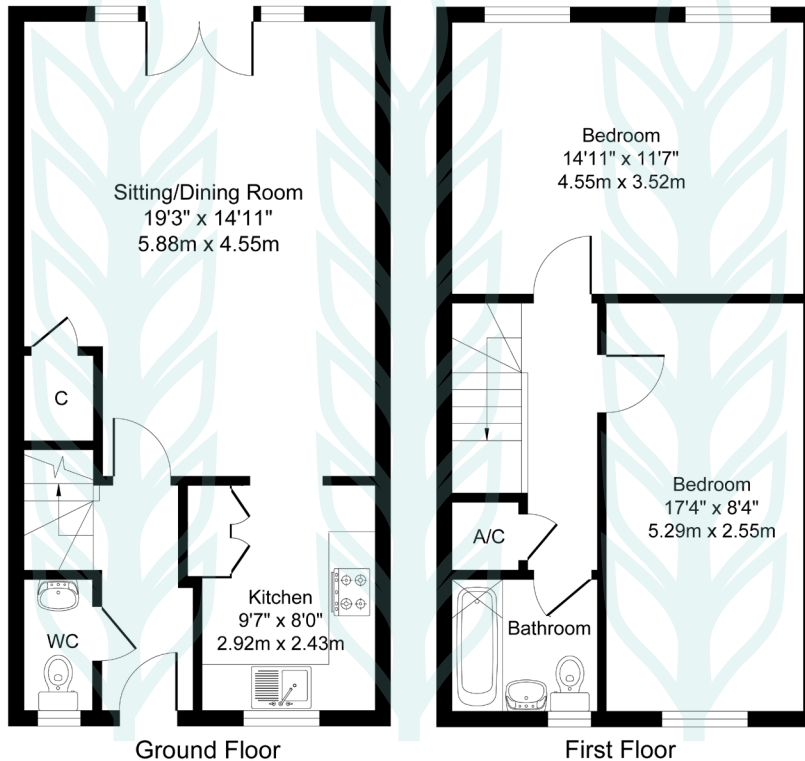


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