



MELBOURNE HOUSE
Monks Eleigh, Suffolk

Carter Jonas

MELBOURNE HOUSE, BACK LANE, MONKS ELEIGH, SUFFOLK, IP7 7BA

- Lavenham 3 miles
- Sudbury 8 miles
- Bury St Edmunds 14 miles

Entrance hall · Dining room · Sitting room · Kitchen
Breakfast area · Cloakroom · Principal bedroom
with ensuite bathroom · 2 further double bedrooms
Single bedroom · Family bathroom · Double garage
Landscaped gardens of about .5 of an acre (sts)
Shingle driveway · Off-road parking for 3 cars

DESCRIPTION

Built in the 1980's Melbourne house has served extremely well as a family home due to the spacious and flexible accommodation throughout, which comprises a welcoming entrance hall leading to the main living space, consisting of a formal dining room, sitting room with triple aspect views and log burning stove and adjacent to this is the fully fitted kitchen/breakfast room with ample storage, plentiful worktop space and integral appliances with double doors out to the gardens. Also, there is a convenient cloakroom. It is important to note, there is an internal door from the entrance hall to the double garage which would be an exciting opportunity for conversion.

From the easy rising stairs, the principle bedroom offers a large floor space with double wardrobes and ensuite bathroom. Via the landing two further double bedrooms are offered with a 4th single bedroom which would also be a perfect home office, with a further family bathroom.

**A SPACIOUS & WELL-PRESENTED 4 BEDROOM MODERN HOUSE WITH
A STUNNING TERRACED GARDENS IN A PEACEFUL EDGE OF VILLAGE
LOCATION.**



OUTSIDE

Outside forms a further important feature, with grounds of around 0.5 of an acre mainly found to the rear displayed on varying levels which creates pockets of secret gardens, as well as a main laid lawn, well stocked and planted borders. To the front is a shingled drive with parking for at least 3 cars plus the double garage.

LOCATION

Monks Eleigh is a popular and pretty village surrounded by undulating countryside and situated about 3 miles to the east of Lavenham. Village amenities include a village shop, church, and highly regarded pub/restaurant. Nearby Hadleigh, Long Melford, Lavenham and Sudbury all provide for more extensive needs including a branch line station from the latter. Colchester is about 15 miles to the south with an excellent range of shopping, schooling, and commercial facilities as well as a main-line station to London's Liverpool Street with fast trains to the city taking about 48 minutes.

ADDITIONAL INFORMATION

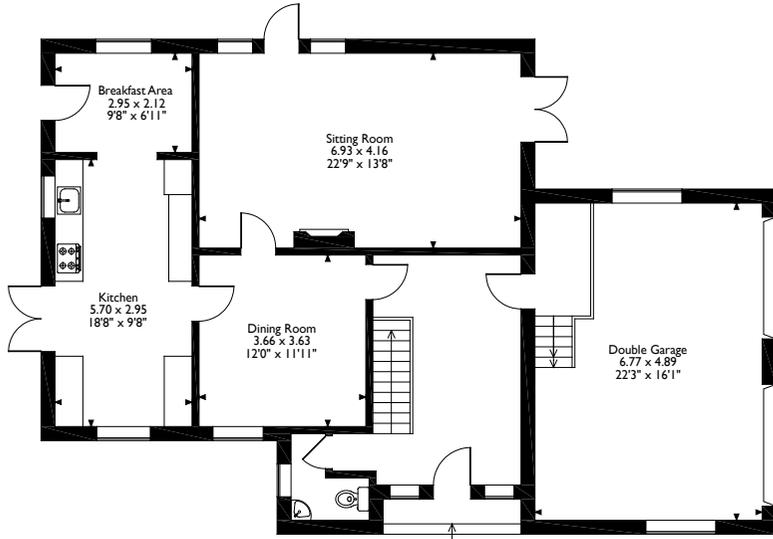
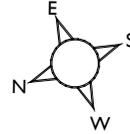
Services: Mains electricity, water & drainage
Oil fired central heating

Local Authority: Babergh Council

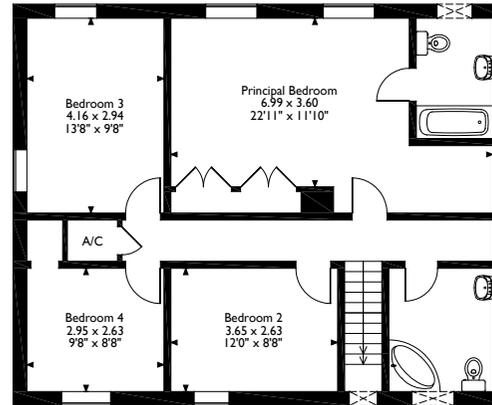
Council Tax: Band F



Melbourne House, Back Lane, Monks Eleigh, Suffolk
 Approximate Gross Internal Area
 202 Sq M/2176 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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